

**BILL NO. 23-105****ORDINANCE NO. 9702**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 3640 SW ARBORIDGE ROAD IN DISTRICT PMIX, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 33, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-314 submitted by Christie Development Associates, LLC, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at 3640 SW Arboridge Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on May 11, 2023, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 6, 2023, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District PMIX on the following described property:

*SEC-25 TWP-47 RNG-32—PT SW 1/4 DAF: BEG SE COR LOT 1 HOLY SPIRIT CATHOLIC CHURCH LOT 1 TH N 02 DEG 06 MIN 27 SEC E 452.04' TH S 87 DEG 53 MIN 33 SEC E 235.72' TH ELY ALG CURV LF RAD 280' ARC DIST; 62.18' TH SELY 27.6' MOL TH CONT SELY 150.72' TH SELY ALG CURV RI ARC DIST 25.85' TH SELY 87.61' TH SLY ALG CURV LF ARC DIST 12.64' TH SLY ALG CURV RI ARC DIST 82.42' TH SLY 43.91' TH SWLY ALG CURV RI; ARC DIST 92.42' TH WLY 22.16' TH SLY 5' MOL TH WLY 73.45' MOL TH N 85 DEG 45 MIN 26 SEC W 252.1' TO POB*

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated April 14, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023.

SECTION 3. Development shall be in accordance with Exhibit A that includes the following the preliminary development plan dated April 14, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022, as conditioned above and Exhibit B the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023 unless specifically amended the City Traffic Engineer.

SECTION 4. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 20<sup>th</sup> day of June, 2023.

ATTEST:

Trisha Fowler Arcuri  
City Clerk Trisha Fowler Arcuri



William A. Baird  
Mayor William A. Baird

APPROVED by the Mayor of said city this 22<sup>nd</sup> day of June, 2023.

ATTEST:

Trisha Fowler Arcuri  
City Clerk Trisha Fowler Arcuri

William A. Baird  
Mayor William A. Baird

APPROVED AS TO FORM

Brian W. Head  
for City Attorney Brian W. Head



# PRELIMINARY DEVELOPMENT PLANS FOR LOT 1, 2 & 3 ARBOR WALK WEST LEE'S SUMMIT, MO

UTILITIES  
Electric Service  
Electrician  
Nathan Michael  
913-447-4310  
Nathan.michael@verizon.com

Gas Service  
Spire  
Katie Darnell  
816-999-2247  
Katie.darnell@spireenergy.com

Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081

Jeff Thom  
816-969-1900  
jeff.thom@cityoflls.net  
Communication Service  
AT&T Carrie Cline  
816-703-4386  
cc357@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Albure  
816-795-2218  
ryan.albure@comcast.com

Google Fiber  
Becky Davis  
913-723-8745  
rebbecca.davis@google.com



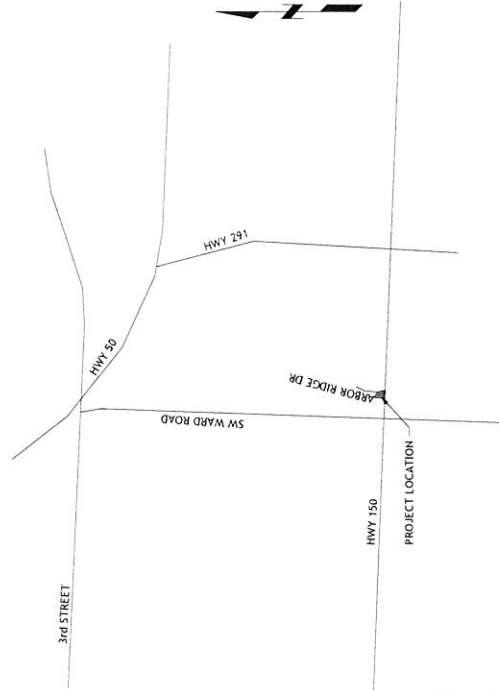
UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE OR MORE OF THE FOLLOWING UTILITIES: FIELD SURVEY OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARILY ACCEPTED CONSTRUCTION PRACTICE. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO OBTAIN RECORDS OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

| INDEX OF SHEETS |                      |
|-----------------|----------------------|
| C-1             | COVER SHEET          |
| C-2             | EXISTING CONDITIONS  |
| C-3             | EXISTING SITE PLAN   |
| C-4             | OVERALL SITE PLAN    |
| C-5             | UTILITY PLAN         |
| C-6             | GRADING PLAN         |
| C-7             | LANDSCAPE PLAN       |
| C-8             | DETAILS              |
| C-9             | DETAILS              |
| C-10            | DETAILS              |
| C-11            | FIRE TRUCK MOVEMENTS |



LOCATION MAP

#### LEGAL DESCRIPTION:

TRACT 4:  
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING NORTH OF THE NORTH LINE OF MISSOURI HIGHWAY 150, AS PRESENTLY ESTABLISHED, LYING WEST OF THE WEST LINE OF ARBOR WALK WEST, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND LYING SOUTH AND EAST OF LOT 1, HOLT SPIRIT CATHOLIC CHURCH - LOT 1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

FLOODPLAIN NOTE:  
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREA ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C031G, REVISED JANUARY 20, 2017. "OTHER AREA ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

sheet  
C1.0  
COVER SHEET  
7 FEBRUARY 2023

SM Engineering  
SME  
5507 High Meadow Circle  
Manhattan, Kansas, 66503  
smengineering@gmail.com  
785-341-9747

Revisions  
3-10-23 CITY COMMENTS  
4-14-23 CITY COMMENTS

#### DEVELOPER

CHRISTIE DEVELOPMENT ASSOCIATES LLC 7217 W  
110TH STREET  
OVERLAND PARK, KS 66210  
CONTACT: GARRETT FUGATE  
PHONE: 913.649.4500  
EMAIL: GARRETT@CHRISTIEDEV.COM

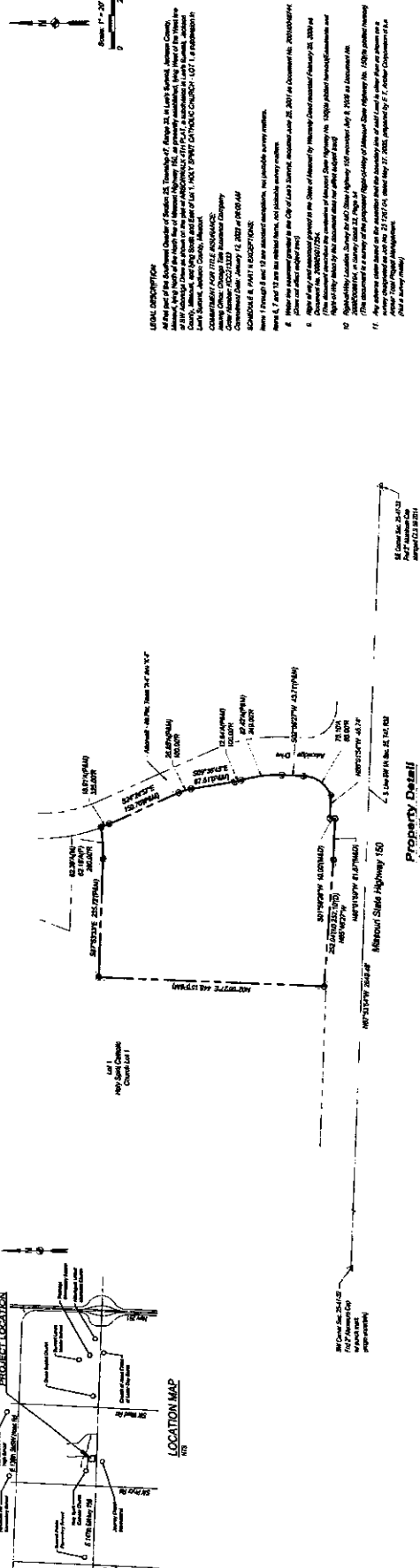
#### ENGINEER

SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
MANHATTAN KANSAS, 66503  
SMCEVLN@GMAIL.COM  
785-341-9747

#### SURVEYOR

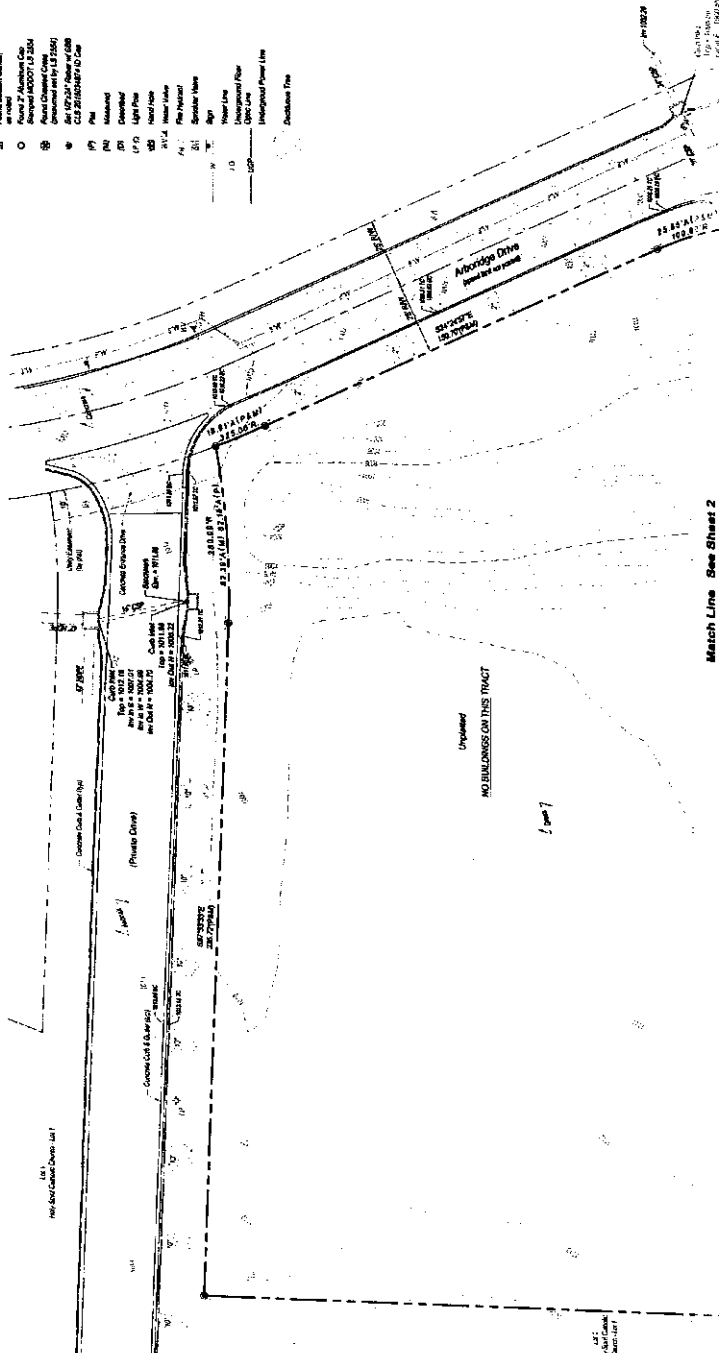
SCHMIDT, BECK & BOYD  
1415 SW TOPEKA BOULEVARD  
TOPEKA, KANSAS 66612  
PH: (785) 215-8610 / WWW.SBBENG.COM

ARBOR WALK WEST  
LOT 1, 2 & 3  
LEES SUMMIT, MO.



**CANDIDY**

- [illegible]



**Match Line See Sheet 2**

**6. REFERENCES**

1. The Beverly Hills register for this survey is based on Request Table Form, 1960 Zone, NAD 83.
2. Aerial photos from the survey were obtained during the performance of the fieldwork.
3. Administrative data on the survey were obtained from the following sources:  
a. Aerial photos on the Road Rebuilding Map (RM, 1988) - Comstock Aerial Number 20000250-025, obtained from the California Department of Transportation, Sacramento, California.  
b. Aerial photos on the Survey of the Highway 101/101.7, were obtained from the California Department of Transportation, Sacramento, California.
4. Vertical datum of the survey is based on NAVD 83 datum.
5. Checked against a corner bench mark of curb, located on South side of project along the North Van Ness Blvd. at 1917.28.
6. Checkable corner at the top of the corner of concrete sidewalk at 1917.28, located near the SE corner of subject parcel.
7. Checkable corner at 1917.28.
8. The location of points across the survey are shown but not shown during the performance of the fieldwork. No resection or triangulation has been made with respect to any adjacent subject property.
9. Location shown and bearing recorded: Alameda Co. Civil Map No. 21521752, dated December 27, 2021, and previously recorded. All rights reserved. The location of the subject property is shown on the map. The property boundaries are indicated. The location of the subject property is shown on the map. The property boundaries are indicated. The location of the subject property is shown on the map. The property boundaries are indicated.
10. Property ownership information and ground lines are shown on the Alameda County map. The location of the subject property is shown on the map. The property boundaries are indicated.

### References

- *AL TAANISAH LAND TITLE SURVEY (unpublished)*, by James Rumbach, PLS 2002/04/002, dated June 21, 2001.
- *RIGHTS OF WAY LOCATION SURVEY*, by Gary R. Summers, PLS No. 2564, dated June 22, 2000.
- Subdivision plans of Aqomah - 4th Pls. Tracts "A" and "B" and Hwy 50th Catholic Church Ltd 1.

**CERTIFICATION**

UNITED FICE INSURANCE COMPANY

This is an early field map or plan and the survey on which it is based were made in accordance with the 2023 Minimum Standard Data Requirements for ALTA/ASPS Land Survey. Data collected and reduced by ALTA and ASPRS, and includes items 1, 2, 3, 4, 5, 6(a), 8, 11 and 13 of Table A thereof. The field work was completed on January 5, 2027.



Order of Plot or Maps: February 8, 2013

RODMAN T. SCHMIDT, P.E. 2020  
 SRS Engineering, LLC  
 101 South Kansas Avenue  
 Topeka, Kansas 66603  
 email: rts@srsengineering.com  
 Phone: 781-201-5044

|                  |                                                                                    |
|------------------|------------------------------------------------------------------------------------|
| PROJECT TITLE    | ALTA/NSPS LAND TITLE SURVEY                                                        |
| PROJECT LOCATION | Northwest Corner Of Highway 150<br>And Aborage Drive<br>Lee Summit, Missouri 64061 |
| SHEET NO.        | 71-368                                                                             |
| DRAWN BY         | AFM                                                                                |
| CHECKED BY       | RS                                                                                 |
| DATE             | 2/1/2022                                                                           |

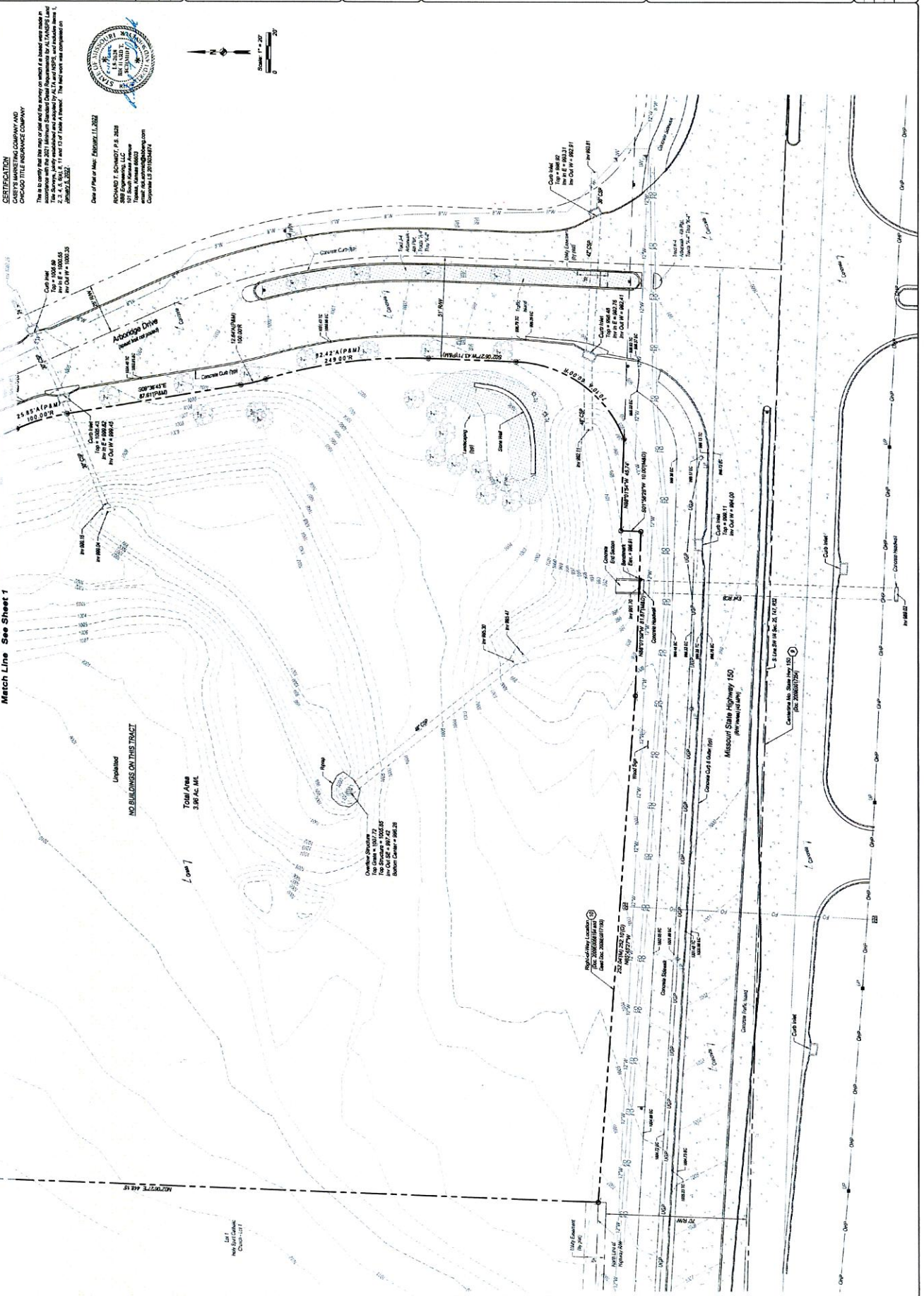
ALTA/NSPS LAND TITLE SURVEY  
Northwest Corner Of Highway 150  
And Aborage Drive  
Lee Summit, Missouri 64061



**SBB Engineering, LLC**  
SPECIALTY SURVEYING & DEVELOPMENT  
101 South Kansas Avenue  
Lee Summit, Missouri 64063  
PH: (816) 225-8800 / WWW.SBBENGINEERING.COM

RESERVED FOR  
Casey's Marketing Company  
One SE Convenience Boulevard  
Ankeny, Iowa 50021

|         |          |
|---------|----------|
| DATE    | 2/1/2022 |
| BY      | AFM      |
| CHECKED | RS       |
| DATE    | 2/1/2022 |





REVISIONS  
 1. 10-23-02 CITY COMMENTS  
 2. 1-16-03 CITY COMMENTS

# ARBOR WALK WEST LOT 1, 2 & 3

- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
  3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT DOES NOT OBSTRUCT TRAFFIC OR PRESENT A HAZARD TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
  5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

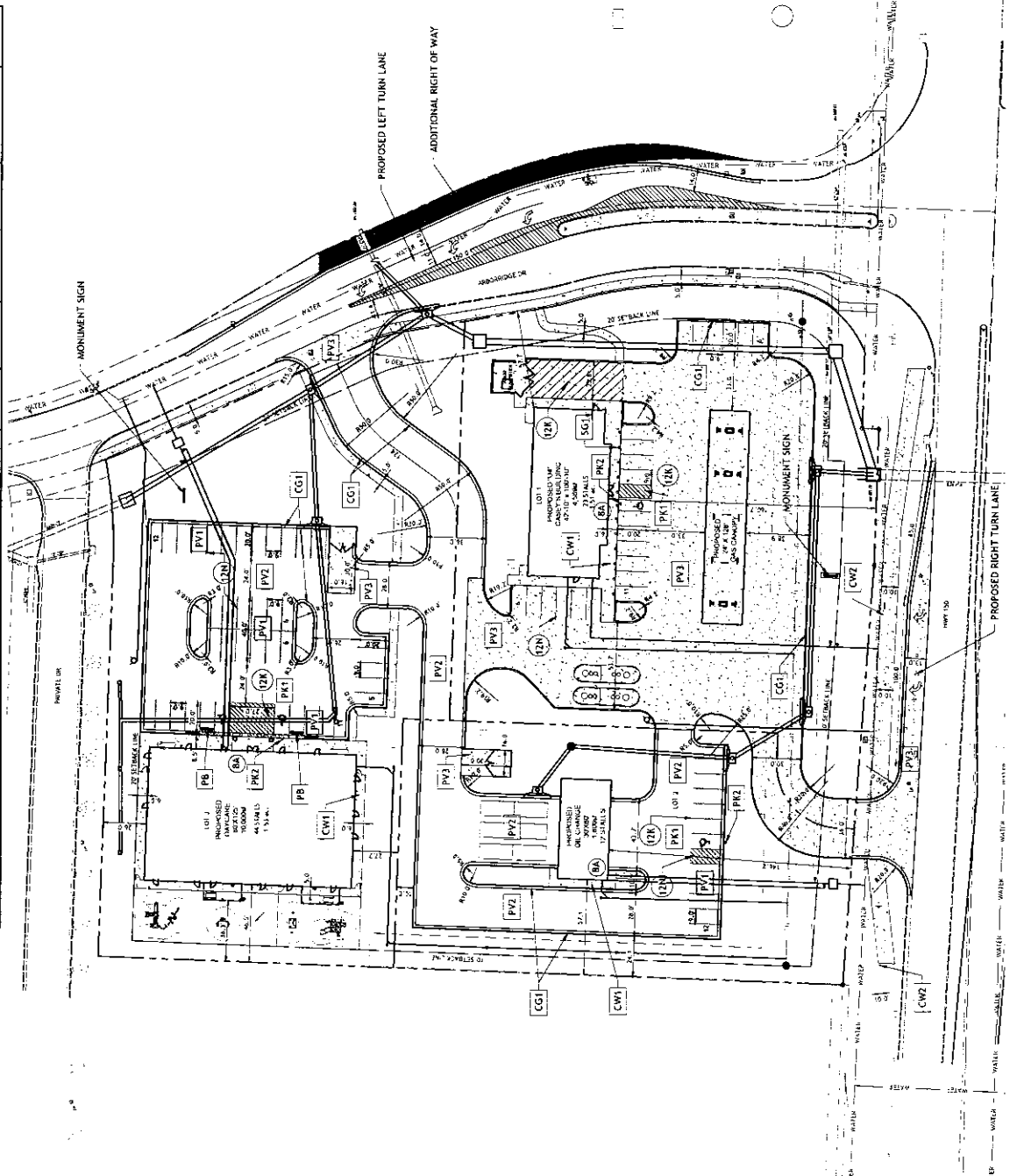
**NOTE:**

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF ENTRANCE, BUSSED ENTRANCE, SIDEWALK, RAMP, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH THE ARCHITECTURAL PLANS. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS. ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - SG-1 BOLLARD DETAIL
  - CW-1 TYPE B CURB AND GUTTER
  - CW-2 CURB WALK AT BUILDING
  - PV-1 REGULAR DUTY ASPHALT PAVEMENT
  - PV-2 HEAVY DUTY ASPHALT PAVEMENT
  - PV-3 HEAVY DUTY CONCRETE PAVEMENT
  - CW-3 SIDEWALK
  - PB PARKING BLOCK

- NOTES:**
- BA DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.

| SITE DATA |                          |               |                         |             |                  |
|-----------|--------------------------|---------------|-------------------------|-------------|------------------|
| LOT       | EXISTING/PROPOSED ZONING | LOT AREA [SF] | BLDG AREA SF [ENVELOPE] | # OF FLOORS | PARKING REQUIRED |
| LOT 1     | PMAX                     | 55,775        | 1,511                   | 1           | 22               |
| LOT 2     | PMAX                     | 40,510        | 0,931                   | 1           | 5                |
| LOT 3     | PMAX                     | 66,646        | 1,521                   | 1           | 25               |
| TOTAL     |                          | 172,931       | 3,962                   | 3           | 52               |

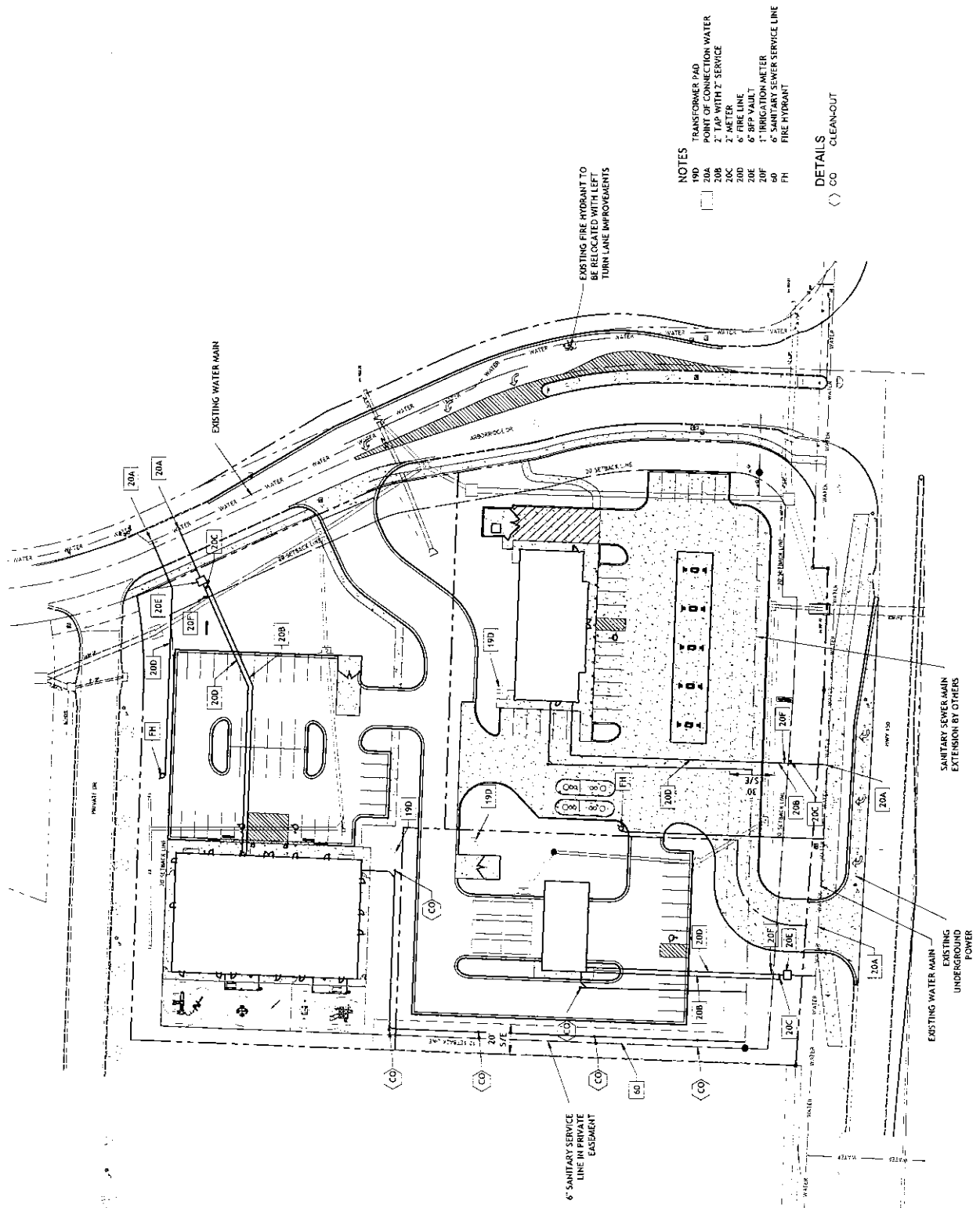
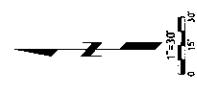


These drawings are the property of SM Engineering and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SM Engineering.



Revisions:  
1. 10/24/21 CITY COMMENTS  
4. 10/25/21 SITE COMMENTS

# ARBOR WALK WEST LOT 1, 2 & 3



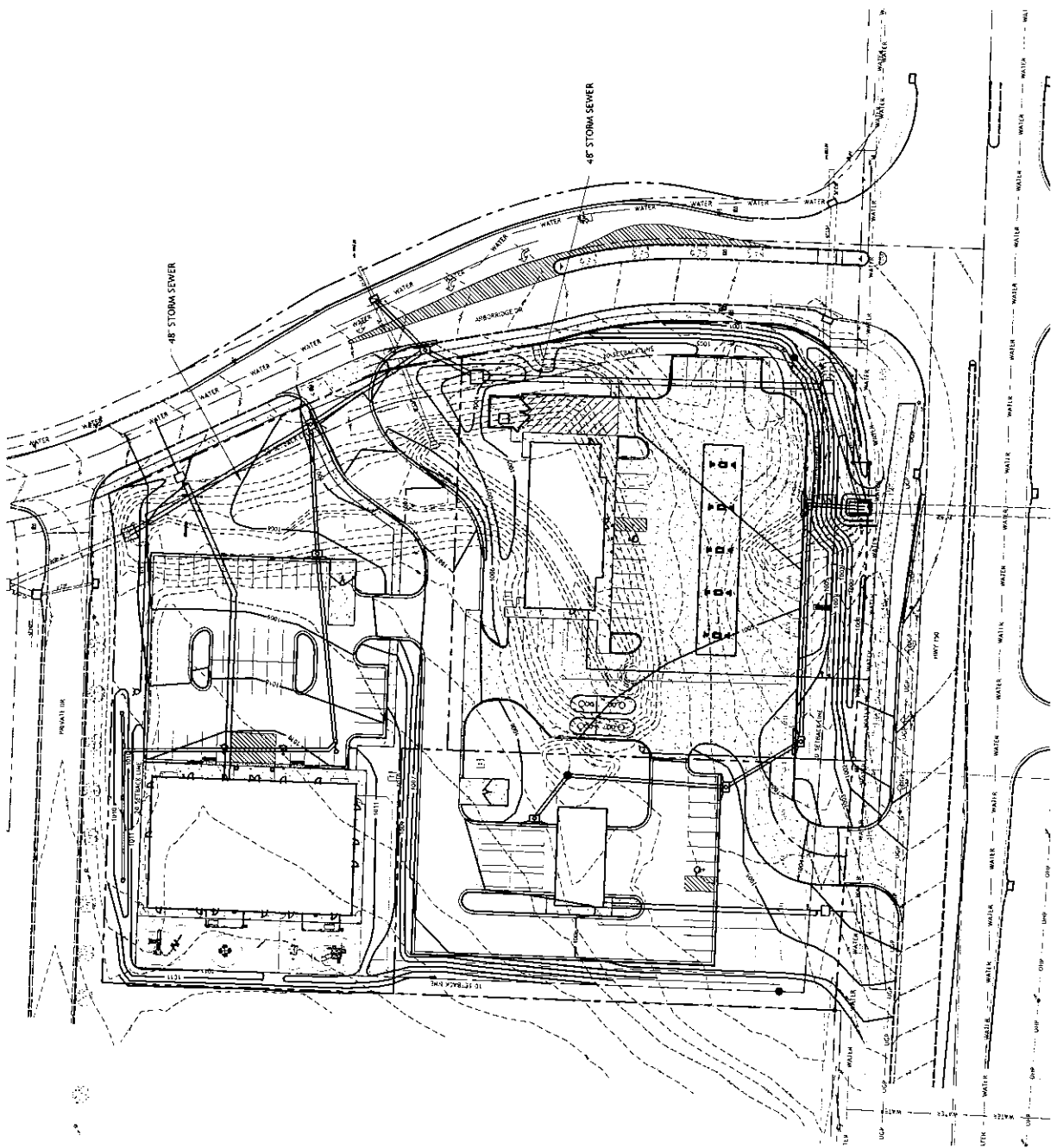
- NOTES**
- 19D TRANSFORMER PAD
  - 20A POINT OF CONNECTION WATER
  - 20B 2" TAP WITH 2" SERVICE
  - 20C 2" METER
  - 20D 6" FIRE LINE
  - 20E 6" SANITARY MAIN
  - 20F 8" BRICKMAN METER
  - 20G 8" BRICKMAN METER
  - 40 6" SANITARY SEWER SERVICE LINE
  - PH FIRE HYDRANT
- DETAILS**
- CO CLEAN-OUT



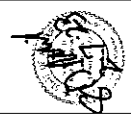
# ARBOR WALK WEST

## LOT 1, 2 & 3

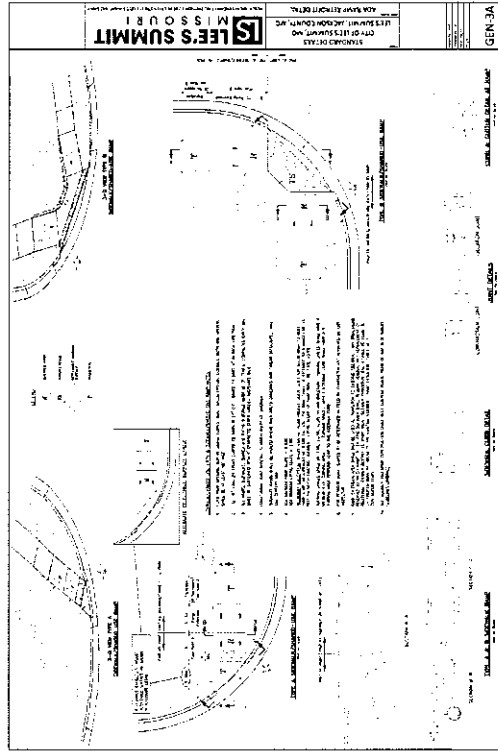
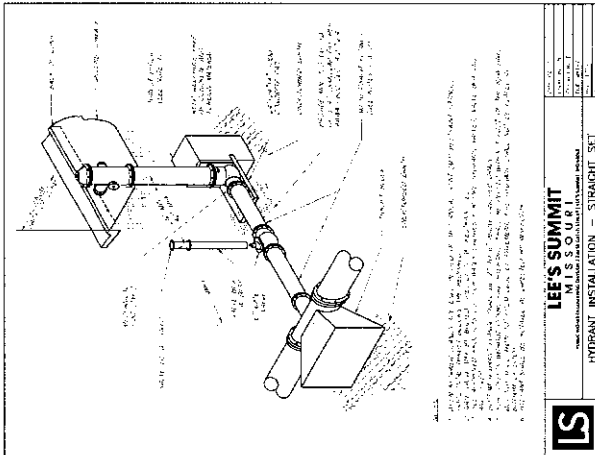
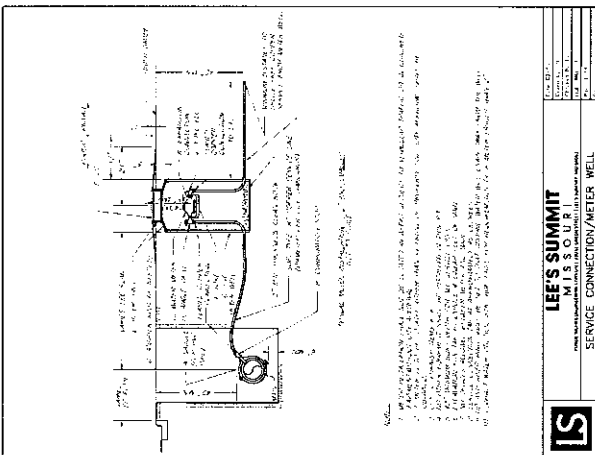
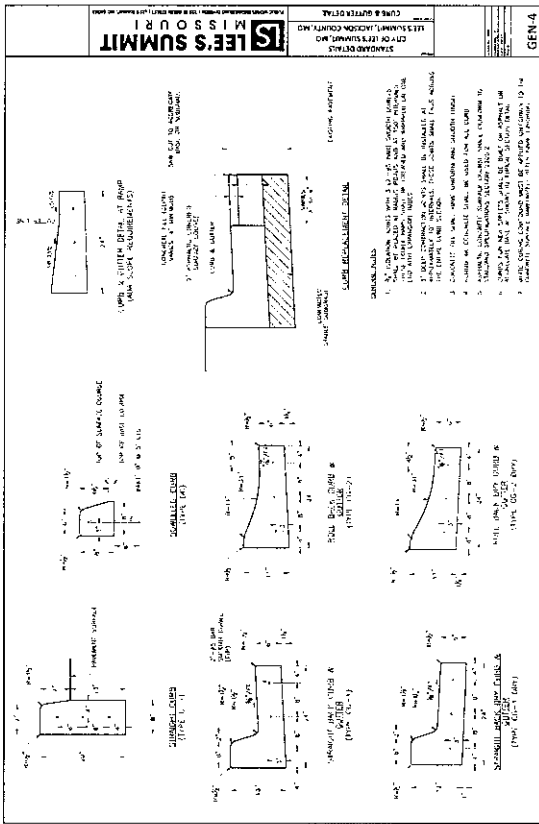
LESS SURVY, NO.







# ARBOR WALK WEST LOT 1, 2 & 3

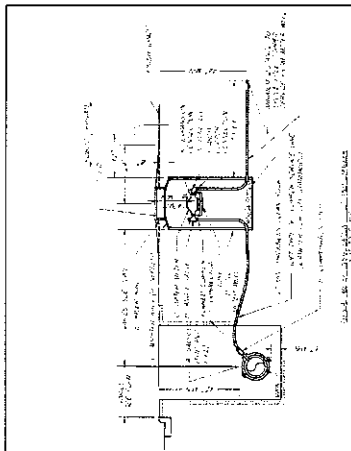


LEE'S SUMMIT  
MISSOURI  
SERVICE CONNECTION/METER WELL

LEE'S SUMMIT  
MISSOURI  
HYDRANT INSTALLATION - STRAIGHT SET

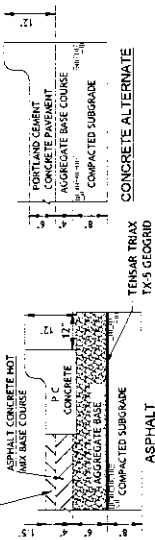


Revisions



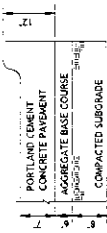
CW1

CURB WALK/CURB (AT BUILDING)



PV1

REGULAR DUTY PAVING



PV3

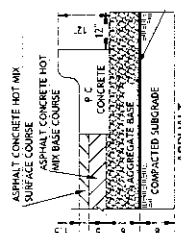
HEAVY DUTY CONCRETE

1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

TENSAR TRIAX  
TX-5 GEOTEXTILE

HEAVY DUTY ASPHALT PAVING

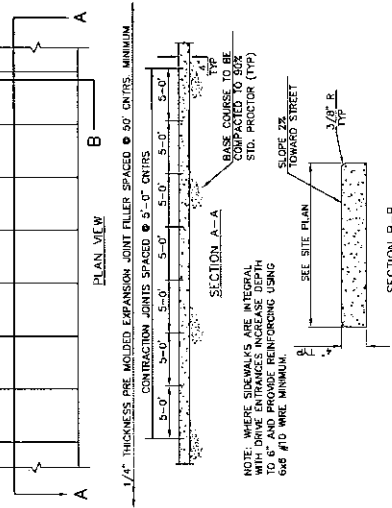
PV2



ASPHALT



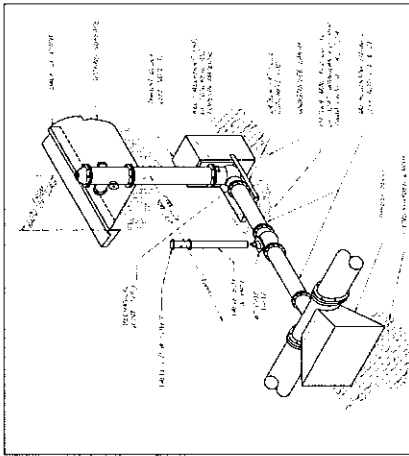
LEE'S SUMMIT  
MISSOURI  
SERVICE CONNECTION/METER WELL



CONCRETE SIDEWALK

CW2

NOTE: CONCRETE SHALL BE CLASS A WITH  $f_c = 3000$  PSI.



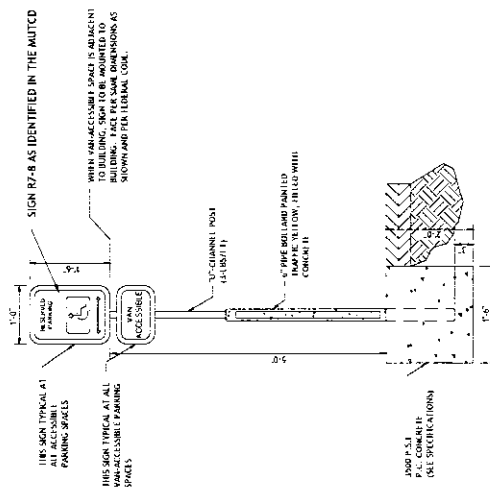
LEE'S SUMMIT  
MISSOURI  
HYDRANT INSTALLATION - STRAIGHT SET

ARBOR WALK WEST  
LOT 1, 2 & 3  
LEE'S SUMMIT, MO

sheet  
C9.0  
C9.0  
DETAILS  
7 FEBRUARY 2008

PK2

ACCESSIBLE PARKING SIGN



7 FEBRUARY 2008







# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: April 7, 2023 CONDUCTED BY: Brad Cooley, PE  
SUBMITTAL DATE: October 4, 2022 PHONE: 816.969.1800  
APPLICATION #: PL2022314 EMAIL: Brad.Cooley@cityofls.net  
PROJECT NAME: ARBORWALK WEST TIA PROJECT TYPE: Prel Dev Plan (PDP)

### SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northeast quadrant of MO 150 and SW Pryor Road. The property is bound by Arboridge Dr. to the east, Holy Spirit Catholic Church to the west with the Church's driveway to the north, and MO 150 to the south. The subject development is directly south of the Arborwalk housing development and west of the Raintree Village senior living facilities. The existing and all adjacent property is zoned PMIX, north of MO 150. South of MO 150, there is a mix of commercial, agriculture, and residential zoning.

### ALLOWABLE ACCESS

The proposed development has planned to construct three new access points to the development; one from MO 150 approximately 350 feet west of Arboridge Drive, one along Arboridge Drive approximately 400 feet north of MO 150, and one off of the church's driveway approximately 110 feet west of Arboridge Drive.

### EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

MO-150 is a four-lane median-separated highway that generally runs east/west with a posted speed limit of 35-mph. This section of MO-150 is constructed with sidewalk on both sides with the exception of a small gap across MO-150 from the development.

SW Arborwalk Boulevard and SW Arboridge Dr. are both a two-lane undivided commercial collector with a 25-mph speed limit. Both stretches of roadway do not have any sidewalk accommodations but will provide sidewalk along the subject property with this development.

ACCESS MANAGEMENT CODE COMPLIANCE? YES ☐ NO ☒

The proposed development has proposed three new access points that do not comply with the City's Access Management Code (AMC). The AMC provides guidance for access spacing in relation to street classification. In addition to spacing between access drives, the AMC provides guidance for upstream and downstream intersection functional area. The intersection functional area sets a distance prior to and following a signalized intersection to keep the intersection itself from becoming congested. Additional analysis is required for turn lane warrants and lengths, per volume and road classification.

The MO 150 access point is located approximately 350' west of Arboridge Dr. and will be a shared right-in-right-out (RIRO) driveway. Per MoDOT's EPG, this access point meets; spacing requirements, driveway width, turn radius, and throat length. The volume expected to utilize this access point does require a right-turn lane, 120' plus 100' taper.

The south access point is planned as a full-access shared drive, approximately 400' north of MO 150. The volume expected to utilize this access point does require a left-turn lane, 150' plus taper. The AMC requires that the taper shall not encroach the intersection functional area and shall be sufficiently separated from the intersection. A full turn lane and taper cannot be constructed to comply with the City's AMC. However, staff believes a shortened taper can be constructed with no safety concerns to the adjacent street. The minimum curb radii shall be widened to comply with commercial collector standards (min. 35').

The north access point will utilize the existing church access drive, which is an existing full-access point on Arboridge Dr., approximately 180' north of the proposed south drive. The volume expected to use the drive does warrant a left-turn lane, 150' plus taper. The proposed connection point to the church's drive provides an approximate throat length of 110' along the church's drive but only provides a 36' throat length on-site. The width of the drive is 24' and does not meet the AMC but does match the drive of the church.

#### TRIP GENERATION

| Time Period    | Total | In   | Out  |
|----------------|-------|------|------|
| Weekday        | 3834  | 1917 | 1917 |
| A.M. Peak Hour | 387   | 199  | 188  |
| P.M. Peak Hour | 390   | 193  | 197  |

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition. Uses are; Day Care Center (10,000 SF), Quick Lubrication Vehicle Shop (6 positions) and Convenience Store/Gas Station VFP 9-15 (4,575 SF).

TRANSPORTATION IMPACT STUDY REQUIRED?      Yes ☒      No ☐

The proposed development will likely generate more than 100 vehicle trips to the surrounding street system during a peak hour based on industry standard methods for trip generation estimates, a minimum requirement for traffic impact study in the Access Management Code. A traffic impact study was prepared by Priority Engineers, Inc., dated February 22, 2023. The traffic study was prepared to assess traffic impacts associated with the development and to provide public improvement recommendations or waivers requested by the development that mitigate delay and/or meet minimum standards defined by City and/or MoDOT policies.

The traffic study evaluated existing conditions and proposed development conditions of the subject development. The analysis included morning and evening commuter peak hours at the intersections of; MO 150 and Arboridge Drive, MO 150 and the proposed RIRO access, Arboridge Drive and the south access, Arboridge Drive and the church's drive, and the access point from the church's drive. The TIS evaluated; existing conditions, approved conditions, proposed conditions and a future condition.

The traffic study looked at each intersection for compliance with the City's AMC and MoDOT's EPG based on classification and projected turning movements. The available space and storage lengths were reviewed in coordination with the required turn lane lengths to provide recommendations for the subject development. The study found that the following improvements would be required;

1. A westbound right-turn lane on MO 150 at the proposed RIRO entrance be constructed with a 120' plus 100' taper in compliance with MoDOT's EPG.

2. A northbound left-turn lane be constructed along Arboridge Drive at the south entrance and the existing church drive. The turn lanes shall be 150' plus taper but shall not conflict with spacing requirements or intersection functional area.

3. A traffic signal be installed at the intersection of MO 150 and Arboridge Drive in compliance with MoDOT's EPG.

4. Geometric modification to SW Arboridge Drive associated with the construction of the south entrance. The modifications are necessary to install turn lanes while maintaining required street radii per classification.

5. Extend throat length for north access point to meet City's AMC.

6. Expand the south drive's curb radii to meet the City's AMC.

The traffic study has been submitted to and accepted by MoDOT. The City will require that the final proposed improvements to MoDOT right-of-way be review and accepted the state.

**LIVABLE STREETS** (*Resolution 10-17*)

**COMPLIANT** ☒

**EXCEPTIONS** ☐

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

**RECOMMENDATION:**

**APPROVAL** ☒

**DENIAL** ☐

**N/A** ☐

**STIPULATIONS** ☒

*Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.*

Staff recommends approval of the proposed preliminary development plan subject to the conditions noted below;

1. A westbound right-turn lane on MO 150 at the proposed RIRO entrance be constructed with a 120' plus 100' taper in compliance with MoDOT's EPG.

2. A northbound left-turn lane be constructed along Arboridge Drive at the south entrance and the existing church drive. The turn lanes shall be 150' plus taper but shall not conflict with spacing requirements or intersection functional area.

3. A traffic signal be installed at the intersection of MO 150 and Arboridge Drive in compliance with MoDOT's EPG.

4. Geometric modification to SW Arboridge Drive associated with the construction of the south entrance. The modifications are necessary to install turn lanes while maintaining required street radii per classification.

5. Extend throat length for north access point to meet City's AMC.

6. Expand the south drive's curb radii to meet the City's AMC.