



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: October 5, 2023 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: August 25, 2023 **PHONE:** 816.969.1800
APPLICATION #: 2023236 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: LEE'S SUMMIT FLEX SPACE **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located on the corner of SE Thompson Drive and SE Decker Street. It is generally surrounded by industrial development on the north and east, and undeveloped property on the west and south.

ALLOWABLE ACCESS

The proposed development will be allowed one way access, in on Decker Street and out on Thompson Drive.

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

Decker Street is a 2 lane, undeveloped, Local roadway with a posted speed limit of 25 MPH. There are no sidewalk or storm facilities along this roadway. Thomson Drive is a 2 lane, Commercial Industrial roadway with sidewalk and storm on the north side of the street east of the proposed development.

UNIMPROVED ROAD POLICY COMPLIANCE? **YES** ☒ **No** ☐

This development is not subject to the Unimproved Road Policy (URP).

ACCESS MANAGEMENT CODE COMPLIANCE? **YES** ☒ **No** ☐

All Access Management Code requirements are met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	35	18	17
A.M. Peak Hour	3	2	1
P.M. Peak Hour	4	2	2

Trip generation shown was estimated for the proposed development based on ITE Code 151 - Mini-Warehouse.

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐

NO ☒

The proposed development likely will not generate more than 100 peak hour trips, a minimum condition in the Access Management Code for Traffic Impact Studies.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT ☐

EXCEPTIONS ☒

Thompson does not currently meet the Livable streets requirements as no sidewalks are provided. The applicant will be required to construct sidewalks along Thompson Drive to the property line.

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 development with the following transportation improvement stipulations.

1. The applicant will construct sidewalk along Thompson Drive to the property limits.