



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** July 12, 2024      **CONDUCTED BY:** Erin Ralovo, PE, PTOE  
**SUBMITTAL DATE:** May 20, 2024      **PHONE:** 816.969.1800  
**APPLICATION #:** 2024129      **EMAIL:** Erin.Ralovo@cityofls.net  
**PROJECT NAME:** DUNKIN LEE'S SUMMIT      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed development is located along the east side of Douglas Street at the southeast corner of Victoria Dr. Mixed-use commercial and industrial property exists on the north, west, and south sides of the project and residential on the east.

### **ALLOWABLE ACCESS**

The proposed development will be accessed from a single access point along an existing private shared-use drive off of Victoria Drive. The proposed site is located within an existing parking area and has no sight distance issues.

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

Douglas Street is generally a four-lane divided north-south arterial. Douglas Street has been improved to ultimate conditions from Chipman Road, south of the project location, to north of Colbern Road, north of the project. The speed limit on Douglas Street is 45 mph. Victoria Drive is a two-lane residential collector with a 25-mph speed limit. The intersection of Douglas Street and Victoria Drive is traffic signal controlled with multiple turn lanes in each direction. There are no sight distance concerns within the study area.

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

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as shown on the development plans.

### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	358	179	179
A.M. Peak Hour	80	40	40
P.M. Peak Hour	30	15	15

Trip generation shown was estimated for the proposed development based on ITE Code 938 - Coffee/Donut Shop with Drive-Through Window and No Indoor Seating.

**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** ☐

The proposed development is at the corner of Douglas Street and Victoria Drive. Both Douglas Street and Victoria Road have sidewalks on both sides of the street. Douglas Street has continuous lighting along the corridor and Victoria Drive has intersection lighting per the City's lighting policy. The proposed development will not be required to provide additional lighting along the public streets.

**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 without any transportation improvement stipulations.