



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	January 6, 2025	CONDUCTED BY:	Erin Ralovo, PE, PTOE
SUBMITTAL DATE:	November 8, 2024	PHONE:	816.969.1800
APPLICATION #:	2024283	EMAIL:	Erin.Ralovo@cityofls.net
PROJECT NAME:	VIEW HIGH SPORTS COMPLEX	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the east side of View High on the southeast corner of Ashurst Drive. To the east and south there are residential homes, north of the complex is the United Methodist Church of Lee's Summit and some undeveloped commercial property. To the west is the City of Kansas City and the land is undeveloped on the west side of View High.

ALLOWABLE ACCESS

The proposed development will be accessed from three drives off Ashurst Dr. The development will also extend the stub road that extends south from Chipman Road (NW Summit Drive).

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

View High Drive is a two-lane divided north-south primary arterial with bike lanes in both directions. View High has been developed to full urban standards with improvements including turn lanes, curb and gutter, sidewalks and continuous lighting. The city limits run along the east side of View High Drive, and the roadway is located within and the responsibility of Kansas City. The speed limit on View High is 40 mph.

Chipman Road is a two-lane undivided minor arterial roadway that is located north of the proposed development site. There is currently a CIP project to improve Chipman Road to three lanes with a center two-way left-turn lane, curb and gutter, sidewalk, and a shared-use path. The posted speed limit is 35 mph.

Ashurst Drive is a two-lane residential local roadway that runs east-west through the development site and connects to a single-family neighborhood. Ashurst has curb and gutter but does not have existing sidewalks or lighting. Ashurst Drive has a speed limit of 25 MPH. The intersection of View High and Ashurst is a right in right out intersection with a northbound right turn lane on View High.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES ☒

NO ☐

The intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as shown on the development plans. With the addition of parking on the church site, south of the building, staff recommended adding a new access to the lot located directly across NW Summit Drive from the Commercial building access. Without direct access to Summit Drive, vehicles parking in the new lot are likely to cut through the church parking lot to get to the signal at Chipman Road and allowing them to head south. The existing church access on Ashurst can remain, but staff feels that this is advantageous to the church to try and curb cut-through traffic. Staff has requested a letter from the church stating that they understand there will likely be an increase in traffic through their lot for vehicles wanting to go south or east of this development. At the time of this memo a letter has not yet been received from the church.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	5321	N/A	N/A
A.M. Peak Hour	N/A	N/A	N/A
P.M. Peak Hour	486	234	252
Saturday Peak Hour	258	136	122

Trip generation shown was estimated for the proposed development based on ITE Codes 488 - Soccer Complex, 495 - Recreational Community Center, and 822 - Strip Retail Plaza (<40K).

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ☒ **NO** ☐

A Traffic Impact Study was provided by Kimley-Horn and Associates. The report included the following required improvements.

1. Construct a north/south roadway (NW Summit Drive) from Ashurst Drive to connect to the existing stub street 250 feet south of Chipman Road. (Also referred to as Drive B)
2. Construct a median break on View High Drive in a manner that restricts Ashurst Drive access to left-in/right-in/right-out.
3. Construct a southbound left-turn lane on View High Drive at Ashurst Drive with a minimum storage length of 200 feet plus an appropriate taper.
4. Construct a northbound right-turn lane on View High Drive at Ashurst Drive with a minimum storage length of 150 feet plus an appropriate taper.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT ☒

EXCEPTIONS ☐

The proposed development is at the corner of View High Drive and Ashurst Drive. View High Drive has an existing sidewalk along the property frontage. This sidewalk will need to be upgraded to a 10' shared use path based on future development and upgrade of View High Drive. Additionally, sidewalks will be constructed along both sides of Ashurst Drive with this development.

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 requirements/improvements.

1. Construct a north/south roadway (NW Summit Drive) from Ashurst Drive to connect to the existing stub street 250 feet south of Chipman Road.
2. Construct a median break on View High Drive in a manner that restricts Ashurst Drive access to a left-in/right-in/right-out.
3. Construct a southbound left-turn lane on View High Drive at Ashurst Drive with a minimum storage length of 200 feet plus an appropriate taper.
4. Construct a northbound right-turn lane on View High Drive at Ashurst Drive with a minimum storage length of 150 feet plus an appropriate taper.
5. Construct a 10' shared use path along the property frontage to the extent of the development property.