



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	August 14, 2023	CONDUCTED BY:	Erin Ralovo, PE, PTOE
SUBMITTAL DATE:	May 23, 2023	PHONE:	816.969.1800
APPLICATION #:	2023130	EMAIL:	Erin.Ralovo@cityofls.net
PROJECT NAME:	COWBOY CARWASH	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northeast quadrant of SW Hollywood Drive and SW Summitcrest Drive intersection. The proposed development is bound by the Summitcrest Plaza Lot 1 on the east, Hollywood Drive on the west, Summitcrest Drive on the South and an undeveloped lot to the north. The surrounding property is zoned CP-2, Agricultural and Planned Mixed Use.

ALLOWABLE ACCESS

The proposed development will be accessed from two entrances on SW Summitcrest Drive. These proposed drives will line up with the Whataburger drives on the south side of SW Summitcrest Drive.

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

Summitcrest Drive is a two-lane street classified as Local. It is stop controlled at both SW Hollywood Drive and SW Market Street. There is sidewalk along the north side of SW Summitcrest Dr.

SW Hollywood Drive is a two-lane street classified as Local. SW Hollywood Drive is not stop controlled. There is sidewalk on the East side of Hollywood Dr.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All other Access Management Code requirements are met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday			
A.M. Peak Hour			
P.M. Peak Hour	78	39	39

Trip generation was obtained from the report dated May 23, 2023 proposed development based on the 11th edition of the ITE Trip Generation Manual. The proposed development was estimated based on the ITE Code 948 - "Automated Car Wash".

TRANSPORTATION IMPACT STUDY REQUIRED? Yes No

A Traffic Impact Study is not required based on the Traffic Generation information submitted on May 23, 2023.

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

Sidewalks are provided along both Hollywood Drive and Summitcrest Drive and meet the requirements of Livable Streets ordinances. No additional infrastructure will be required 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 without any transportation improvement stipulations.