



**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** September 13, 2021      **CONDUCTED BY:** Brad Cooley, PE  
**SUBMITTAL DATE:** August 23, 2021      **PHONE:** 816.969.1800  
**APPLICATION #:** 2021282      **EMAIL:** Brad.Cooley@cityofls.net  
**PROJECT NAME:** BLUE PARKWAY MIXED-DENSITY RESIDENTIAL      **PROJECT TYPE:** Prel Dev Plan (PDP)  
DEVELOPMENT

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

The proposed development is located in the northeast quadrant of US-50 Highway and SE Blackwell Road. The surrounding property is a mix of; Planned Commercial, Low-Density Residential, and Agriculture to the west, and Low-Density Residential to the north. The subject property is bound by city limits to the east and SE Blue Parkway to the south.

**ALLOWABLE ACCESS**

The proposed development will primarily be accessed by SE Blue Parkway, from SE Blackwell Road or US-50 Highway. The development will split the subject property into three primary uses; low-density residential on the north, multi-family residential on the east, and retail at the southwest corner. The low-density and multi-family residential will be accessed from a planned collector extending from a proposed roundabout along SE Blue Parkway, approximately 1,200 feet east of the existing roundabout. The proposed development is planned to incorporate a private road network throughout the low-density residential, intersecting with two public roads circling the site. The multi-family residential is planned to have drive access from the planned collector and a second drive access along SE Blue Parkway (Site Drive B), approximately 400' east of the proposed roundabout. The retail is proposed to be accessed (Site Drive A) from SE Blue Parkway between the existing and proposed roundabouts, approximately 800 feet and 400 feet, respectively.

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

SE Blue Parkway is a MoDOT facility and a two-lane undivided commercial collector with a 35-mph speed limit.

**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	6,924	3,462	3,462
A.M. Peak Hour	407	164	243
P.M. Peak Hour	518	293	225

Trip generation shown above is for the proposed use (Single-Family Detached, Multifamily Housing, and Shopping Center).

**TRANSPORTATION IMPACT STUDY REQUIRED?**

YES

NO

A traffic study was conducted for the preliminary development plan by TransSystems, dated July 21, 2021. The traffic study considered the traffic impact of the proposed development, a 42,500 s.f. retail building, 80 lots for single-family homes, 118 attached homes for a senior community, and a 252-unit apartment complex.

The submitted study considered this development in a single phase. The traffic study identified several improvements within the study area based on capacity analysis and peak hour traffic. The improvements recommended with this development include; the addition of turn-lanes along SE Blue Parkway and the construction of the aforementioned single-lane roundabout.

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

COMPLIANT

EXCEPTIONS

The proposed development plan will provide required sidewalks and all elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are requested.

**RECOMMENDATION:**

APPROVAL

DENIAL

N/A

STIPULATIONS

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

The following improvements shall be substantially completed prior to the issuance of building permits in association with any residential development, except apartments; and prior to the issuance of occupancy for any other building within the project:

1. Construct an eastbound left-turn lane with a minimum storage length of 150 feet, plus an appropriate taper on Blue Parkway at Site Drive A.
2. Construct Site Drive A with two southbound lanes exiting the site.
3. Construct an eastbound left-turn lane with a minimum storage length of 150 feet, plus an appropriate taper on Blue Parkway at Site Drive B.
4. Construct a single-lane roundabout on Blue Parkway at the proposed collector street.