

DATE:	April 19, 2022	CONDUCTED BY:	Brad Cooley,	PE
SUBMITTAL DATE:	March 28, 2022	PHONE:	816.969.1800)
APPLICATION #:	PL2022066	EMAIL:	Brad.Cooley@	Dcityofls.net
PROJECT NAME:	GERBER COLLISION		PROJECT TYPE:	Prel Dev Pla

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located along the east side of MO-50, south of NW Chipman Rd, adjacent to Blue Parkway. The existing undeveloped property is bordered by NW Park Lane to the north, commercial development to the south, and apartments to the east.

Prel Dev Plan (PDP)

ALLOWABLE ACCESS

The proposed development is planned to be accessed from multiple driveways along NW Park Lane. Two new entrances are planned to access the site from Park lane, directly to the subject property and an additional driveway to the east, providing access to the proposed parking lot.

While the subject development will remove the second point of access for the property to the south (555 NW Blue Parkway), a single access point along Blue Parkway will remain.

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

NW Blue Parkway is the outer road to US-50 Highway and is a three-lane, undivided, commercial collector with a 35-mph speed limit. US-50 in the immediate vicinity is constructed with sidewalks on both sides, as well as curb and gutter. NW Park Lane is an unmarked, two-lane, private street that extends east to a point approximately 525', where the road turns north and extends to Chipman Rd.

Sight distance is adequate for all the aforementioned street intersections.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES 🔀 No

All criteria in the Access Management Code criteria have been met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	242*	121*	121*
A.M. Peak Hour	33	24	9
P.M. Peak Hour	45	19	26

Trip generation shown was estimated for the proposed development based on ITE Code 942 -Automotive Care Center and *943 - Automobile Parts and Service Center. The description of both uses closely resemble the intended use slightly favoring the description provided for Automotive Care Center. However, ITE Code 942 does not provide information for Weekday trips, therefore 943 was used to supplement the information.

No 🖂

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during a peak hour; the minimum condition for traffic impact study requirements.

LIVABLE STREETS (Resolution 10-17)		
attachments, and elements othe	ssociated Greenway Master Pl erwise required by ordinances , parking, and accessibility. No	ements identified in the City's lan and Bicycle Transportation Plan and standards, including but not exceptions to the Livable Streets

YES 🗌

RECOMMENDATION: APPROVAL DENIAL 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 preliminary development plan.