

NE Rice Drive is an east-west local street which currently ends at the far northwest corner of the proposed development site. There is not a speed limit posted currently.

Todd George Parkway is a 4-lane (divided south of Colbern and undivided north), north-south major arterial with a 45-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? **YES** **NO**

The subject development will be accessed from three driveways along Lucky Road. The driveway at the north end of the site will align with the existing Rice Drive. Drivers will primarily access the site from Colbern Road. The middle driveway to the site is proposed to be roughly 390 feet south of Rice Drive, and 380 north of the southern driveway, meeting the minimum spacing of 300 feet per the City's AMC. The southern driveway is spaced roughly 170 feet north of the east/west street planned to the north of Heartland Market. Although this is less than the minimum access spacing per the AMC, these two intersections will form an offset tee configuration such that left-turn movements will not intersect. The traffic volumes at the proposed site driveway is anticipated to be low so no safety or operational concerns are anticipated at this driveway.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	642	321	321
A.M. Peak Hour	54	25	29
P.M. Peak Hour	42	19	23

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition. Codes 252 - Senior Adult Housing - Multifamily (110 dwelling units) and 254 - Assisted Living (110 beds).

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** **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. A traffic memo was prepared by Kimley-Horn, dated December 9, 2022. The traffic memo was prepared showing existing conditions, proposed development and address asset management standards defined by City and/or MoDOT policies.

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

The proposed preliminary development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, street connectivity and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

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 preliminary development plan based on road improvements required for Lot 2 (Heartland Market), as shown on the concept plan and included in the traffic study dated December 9, 2022.