



DEVELOPMENT REVIEW FORM  
TRANSPORTATION IMPACT

DATE: April 12, 2021 CONDUCTED BY: Brad Cooley, PE  
SUBMITTAL DATE: April 16, 2021 PHONE: 816.969.1800  
APPLICATION #: PL2021063 EMAIL: Brad.Cooley@cityofls.net  
PROJECT NAME: CLIMATE CONTROLLED STORAGE FACILITY PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located on the northeast quadrant of the NE Lakewood Way and NE Port Drive intersection. The property is surrounded by planned mix use to the north and west, City-owned property to the south and agriculture to the east. The development proposes a 34,400 GSF/Floor, 2-story with basement building and associated parking, drive lanes and landscaping. The proposed development will utilize the existing driveway along NE Poert Drive.

ALLOWABLE ACCESS

Access is planned from an existing driveway along NE Port Drive approximately 150' north of NE Lakewood Way. In addition to the main drive entrance, the development proposes cross-lot access from the existing parking lot to the north, 4121 NE Port Drive.

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

NE Lakewood Way is a 2-lane commercial collector with a 40 mph speed limit. NE Port Drive is a 2-lane local road with a 25 mph speed limit. There is adequate sight distance at the existing driveway locations.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes  No

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	258	129	129
A.M. Peak Hour	14	8	7
P.M. Peak Hour	27	13	14

TRANSPORTATION IMPACT STUDY REQUIRED? Yes  No

The proposed development will not likely generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

LIVABLE STREETS (Resolution 10-17) COMPLIANT  EXCEPTIONS

The proposed redevelopment plan will not impact existing roadways, sidewalk, trails, etc. The project is located adjacent to an existing shopping center. Elements otherwise required by

ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility have been proposed. 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.*

Staff recommends approval of the proposed development.