



DEVELOPMENT REVIEW FORM  
TRANSPORTATION IMPACT

DATE: May 16, 2023 CONDUCTED BY: Susan Barry, PE, PTOE  
SUBMITTAL DATE: April 25, 2023 PHONE: 816.969.1800  
APPLICATION #: 2023069 EMAIL: Susan.Barry@cityofls.net  
PROJECT NAME: DENTAL DEPOT PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located at the northeast corner of NE Rice Road and NE Mulberry Street. I-470 is located to the northwest and MO 291 is located to the west. The area is primarily commercial along the MO 291 corridor and residential to the east and west of the commercial corridor.

ALLOWABLE ACCESS

The proposed development will be accessed from a single access point on Rice Road, approximately 220' north of Mulberry Street. Although this is less than the 300' minimum separation from Mulberry, this access has been located as far north as possible while avoiding a storm sewer and providing a reasonable separation from the access point to the north. The proposed site drive is located to provide adequate sight distance.

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

NE Rice Road is a two-lane undivided commercial collector with a 25 mph speed limit.

NE Mulberry Street is a two-lane undivided residential collector with a 25 mph speed limit that leads into a residential area. There are no sight distance concerns within the study area.

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	219	110	109
A.M. Peak Hour	19	15	4
P.M. Peak Hour	24	7	17

The trip generation above was estimated by using the ITE Trip Generation Manual, 11<sup>th</sup> Edition, Code 720 - Medical-Dental Office Building for a 6,070 square foot building.

TRANSPORTATION IMPACT STUDY REQUIRED? YES  NO

The proposed development likely will not generate more than 100 peak hour trips to the surrounding street system during a peak hour, the minimum condition in the Access Management Code for a Traffic Impact Study.

**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.*

Staff recommends approval of the proposed development without any transportation improvement stipulations.