



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: June 14, 2021 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: June 4, 2021 PHONE: 816.969.1800
APPLICATION #: 2021145 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: CHAPEL RIDGE OUTBUILDING PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located within the Chapel Ridge Business Park at 3680 NE Akin Drive. The property is in the southwest quadrant of NE Woods Chapel Road, with planned commercial to the north and east and high-density residential to the south and west.

ALLOWABLE ACCESS

The proposed development will be primarily accessed from NE Akin Drive through an existing private drive adjacent to the existing Business Park. The proposed outbuilding will occupy a portion of and be accessed directly by the existing parking lot.

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

Ralph Powell is a four lane divided commercial collector with a 35 mph speed limit. Akin Drive is a two lane undivided local road with a 25 mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

All 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	899	450	449
A.M. Peak Hour	98	50	48
P.M. Peak Hour	50	25	25

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 make improvements to existing roadways, sidewalk, trails, etc. 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 without any transportation improvement stipulations.