



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: August 14, 2023 CONDUCTED BY: Erin Ralovo, PE, PTOE
SUBMITTAL DATE: June 9, 2023 PHONE: 816.969.1800
APPLICATION #: 2023151 EMAIL: Erin.Ralovo@cityofls.net
PROJECT NAME: STREETS OF WEST PRYOR LOT 11 & 13 PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is generally located in the northwest quadrant of NW Pryor Road and NW A Road/NW Summit Woods Xing intersection. The proposed development is bound by the Pryor Acres Development on the south, I-470 on the north and Streets of West Pryor Lots 7A and 7C. The surrounding property is zoned R-1 and Planned Mixed Use.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing entrance on A Road.

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

Pryor Road is a four-lane median separated major arterial with a 35-mph speed limit with a signal at A Road/NW Summit Woods Xing for full access. Pryor Road is built with sidewalk along both sides, curb and gutter.

A Road/NW Summit Woods Xing is a two-lane Private Road. A Road/NW Summit Woods Xing has a median leading into the intersection at Pryor. A Road has sidewalk on the south side. The intersection of Pryor and A Road/NW Summit Woods Xing is signal-controlled.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

All Access Management Code requirements are met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	N/A	N/A	N/A
A.M. Peak Hour	N/A	N/A	N/A
P.M. Peak Hour	N/A	N/A	N/A

In 2020 a trip generation model was provided for the original development. The trip generation was based on the 10th edition of the ITE Trip Generation Manual. The proposed development was estimated based on the ITE Code 932 - "High Turnover (Sit Down) Restaurant". The trip

generation was updated in the revised Traffic Impact Study dated July 27, 2023 for the new proposed development uses. The The trip generation was based on the 11th edition of the ITE Trip Generation Manual. The proposed development was estimated based on the ITE Code 932 - "High Turnover (Sit Down) Restaurant" and 948 - "Automated Car Wash". The new uses showed a difference in AM trip totals of 145 trip, and the PM total trips of 125 trips.

An additional revision was made to the Traffic Impact Study, dated August 30, 2023. The previous TIS did not account for the six fueling positions at the Waterway car wash. An additional 39 trips (20 entering and 19 exiting) were added using ITE Code 944 - "Gasoline/Service Station".

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

A Traffic Impact Memo was submitted on July 11, 2023 showing an increase in trips greater than 100 trips and requires a new Traffic Impact Study for the development.

LIVABLE STREETS (Resolution 10-17) COMPLIANT EXCEPTIONS

Sidewalks are provided along both Pryor Road and A Road and meet the requirements of Livable Streets ordinances. No additional infrastructure will be required with this development.

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.