



DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: November 8, 2021 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: October 18, 2021 PHONE: 816.969.1800
APPLICATION #: 2021353 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: RAINTREE ANIMAL HEALTH CENTER ADDITION PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is generally located in the southwest quadrant of M-150 and SW Ward Road. The surrounding property is a mix of; Agriculture to the south and the property just north, Planned Commercial further north, Low-Density Residential to the west and Agriculture to the south.

ALLOWABLE ACCESS

The proposed development is for an approximately 2,500 sf building addition to the west of the building, including new sidewalk to the addition. The proposed development does not propose new or additional access and will continue to utilize an existing driveway from Ward Rd.

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

M-150 Highway is a MoDOT facility. M-150 Highway is a four-lane median divided highway with a 45-mph speed limit. SW Ward, south of M-150, is a three-lane major arterial with a 35-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? YES [X] NO [X]

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

Table with 4 columns: Time Period, Total, In, Out. Rows: Weekday, A.M. Peak Hour, P.M. Peak Hour.

Trip generation shown above is for the proposed building addition alone (2,5677 sf.), Animal Hospital/Veterinary Clinic (640).

TRANSPORTATION IMPACT STUDY REQUIRED? YES [] NO [X]

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 [X] 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.