



DEVELOPMENT REVIEW FORM  
TRANSPORTATION IMPACT

DATE: October 6, 2023 CONDUCTED BY: Erin Ralovo, PE, PTOE  
SUBMITTAL DATE: September 8, 2023 PHONE: 816.969.1800  
APPLICATION #: PL2022357 EMAIL: Erin.Ralovo@cityofls.net  
PROJECT NAME: TAKE 5 OIL CHANGE PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is generally located on the west side of Missouri Route 291, 600 Feet north of 2<sup>nd</sup> Street. It is generally surrounded by commercial development on the south and east, and undeveloped, RP-2 property on the west and north.

ALLOWABLE ACCESS

The proposed development will be accessed with a right in right out access onto southbound MO 291. This is an existing entrance that will be shared with the commercial development to the south.

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

Missouri Route 291 is a 4 lane divided state highway with 10 foot shoulders. It is managed by MoDOT.

UNIMPROVED ROAD POLICY COMPLIANCE? YES  NO

This development is not subject to the Unimproved Road Policy (URP).

ACCESS MANAGEMENT CODE COMPLIANCE? YES  NO

All Access Management is controlled by MoDOT.

TRIP GENERATION

| Time Period    | Total | In | Out |
|----------------|-------|----|-----|
| Weekday        | 99    | 49 | 50  |
| A.M. Peak Hour | 9     | 5  | 4   |
| P.M. Peak Hour | 13    | 7  | 6   |

Trip generation shown was estimated for the proposed development based on ITE Code 941 - Quick Lubrication Vehicle Shop.

TRANSPORTATION IMPACT STUDY REQUIRED? YES  NO

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during a peak hour, the minimum condition for traffic impact study requirements.

**LIVABLE STREETS** (*Resolution 10-17*)

**COMPLIANT**

**EXCEPTIONS**

Because MO 291 Highway is managed by MoDOT, it is not subject to the Livable Streets requirements.

**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 with no stipulations.