



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: September 30, 2024 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: July 22, 2024 **PHONE:** 816.969.1800
APPLICATION #: 2024188 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: JOINT OPERATIONS FACILITY **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the west side of Douglas Street on the northwest corner of Tudor Road. Mixed-use commercial and industrial property exists on the north, west, and east sides of the project and residential is planned to the south and north.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing drive on Tudor Road as well as a single access point along on NW Commerce Dr. The proposed site is located within the existing police and court facility property and has no sight distance issues.

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

Douglas Street is generally a four-lane divided north-south arterial. Douglas Street has been improved to ultimate conditions from Chipman Road, south of the project location, to north of Colbern Road, north of the project. These improvements include turn lanes, curb and gutter, sidewalks and continuous lighting. The speed limit on Douglas Street is 45 mph. Tudor Road is also improved to ultimate conditions with four lanes, turn lanes, curb and gutter, sidewalks, and continuous lighting. Tudor Road has a speed limit of 35 MPH. The intersection of Douglas and Tudor is signal controlled with left turn lanes in all directions and right turn lanes in the EB and NB directions. Tudor also has left turn lanes into the existing Police driveway.

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	501	250	251
A.M. Peak Hour	74	56	18
P.M. Peak Hour	38	9	29

Trip generation shown was estimated for the proposed development based on ITE Code 730 - Government Office Building.

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development likely will not 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 development is at the corner of Douglas Street and Tudor Road. Both Douglas Street and Tudor Road have sidewalks on both sides of the street. Douglas Street and Tudor Road both have continuous lighting along the corridor. The proposed development will not be required to provide additional lighting along the public streets.

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.