



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: July 1, 2025 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: February 21, 2025 **PHONE:** 816.969.1800
APPLICATION #: 2025052 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: TODCO BEVERAGES **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located on Bailey Rd between the intersections of Century Dr and Fleetway Drive. The area is industrial in nature and mostly developed.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing shared drive off of Century Drive. The proposed site drive is located to provide adequate sight distance and/or spaced in accordance with the Access Management Code.

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

SE Bailey Road is a 2 lane roadway with curb and gutter and sidewalks on the north side and partial sidewalks on the south side. The speed limit is 35 MPH. There are no areas of limited sight distance. SE Century Drive is a two lane roadway with curb and gutter and no sidewalks. The speed limit is 25 MPH and there are no areas of limited sight distance. The intersection of Bailey and Century Drive was recently upgraded to a signalized intersection with left turn lanes in all four directions.

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	58	29	29
A.M. Peak Hour	25	19	6
P.M. Peak Hour	28	8	20

Trip generation shown was estimated for the proposed development based on ITE Code 150 - Warehouse.

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 ☐

Sidewalks are already provided on SE Bailey Road. The proposed development plan will provide 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.