



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: April 12, 2021 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: April 16, 2021 PHONE: 816.969.1800
APPLICATION #: PL2021037 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: HILL PRO-MOTION PHYSICAL THERAPY PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed building expansion is located along the south side of SW Persels Road, between SW Jefferson St. and M-291. The property is surrounded by commercial and industrial development on three sides with mostly vacant planned mixed use to the east, across M-291. The existing therapy building is planning a 1,923 s.f. building addition.

ALLOWABLE ACCESS

Access is currently provided from Market Street through an existing driveway. No new access is proposed.

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

Market Street is a two-lane local road without medians with a 25 mph speed limit. There is adequate sight distance at the existing driveway locations.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	67	34	33
A.M. Peak Hour	5	4	1
P.M. Peak Hour	7	2	5

Trip generation for the proposed redevelopment tabulated above reflects the trip generation associated with the building addition (1,923 s.f.).

TRANSPORTATION IMPACT STUDY REQUIRED? Yes No

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 EXCEPTIONS

The proposed redevelopment plan will not impact existing roadways, sidewalk, trails, etc. The project is located adjacent to an existing shopping center. Elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and

ADA accessibility have been proposed. 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.