



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: March 2, 2026
CONDUCTED BY: Erin Ralovo, PE, PTOE
SUBMITTAL DATE: December 22, 2025
PHONE: 816.969.1800
APPLICATION #: 2025338
EMAIL: Erin.Ralovo@cityofls.net
PROJECT NAME: SENIOR LIVING FACILITY AND VILLAS - NE
PROJECT TYPE: Prel Dev Plan (PDP)
LAKEWOOD WAY

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located on the northeast corner of NE Lakewood Way and NE Bowlin Road. The land to the north is residential, to the west is I-470 Right of way, and to the east is Jackson County Park Land. The land on the south side of NE Bowlin Road is commercial.

ALLOWABLE ACCESS

The proposed development will be accessed from two access points along NE Lakewood Way. The first access point on Lakewood will be a full access, approximately 610 FT north of the Bowlin Road intersection. The entrance will serve the main building of the facility. The second entrance will be a full access point approximately 600 FT further to the north on Lakewood Way.

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

NE Lakewood Way is a two lane, north/south Commercial/Industrial Collector with grass ditches on each side and a speed limit of 45 miles per hour. It also runs directly parallel to I-470 interstate. The intersection of Lakewood Way and Bowlin is signalized.

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	425		
A.M. Peak Hour		17	15
P.M. Peak Hour		22	22

Trip generation shown was provided in the Traffic Generation Report and Proposed Driveway Review memo provided by Engineering Surveys & Services, dated December 22, 2025. The trip generation was calculated for the proposed development based on ITE Code 255 - Continuing Care Retirement Community. The development is a mixture of multiplex villas as well as an apartment style 2-story building.

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

The proposed development will likely not generate more than 100 peak hour trips and does not meet the minimum condition in the Access Management Code for Traffic Impact Studies. A Traffic Impact Memo was provided by Engineering Surveys and Services and dated December 2025.

LIVABLE STREETS (Resolution 10-17)**COMPLIANT** ☒**EXCEPTIONS** ☐

The proposed development plan will provide required Shared Use Path 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. Staff is also willing to accept a payment in lieu of for the sidewalk since there is an upcoming City project for this section of Lakwood that will install a Shared Use path on the same side of the road as this development.

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.