



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	December 7, 2021	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	November 15, 2021	PHONE:	816.969.1800
APPLICATION #:	2021403	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	LOT 9 STREETS OF WEST PRYOR	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed preliminary development plan is located within the Streets of West Pryor project along the north side of Lowenstein Drive. The larger development is located south of I-470, adjacent to residential use to the west, and otherwise surrounded by commercial mixed-use development. Lowenstein Park is also to the south/southeast of the development.

ALLOWABLE ACCESS

Access to the site is all internal from existing driveways associated with the Streets of West Pryor project.

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

Lowenstein Drive is an improved three-lane commercial collector with additional capacity, median restrictions and multiple turn lanes in proximity to Pryor Road; particularly near the subject property. Lowenstein Drive has full access along Pryor Road between Chipman Road and I-470 with traffic signal control. This roadway was improved in association with the previously approved Streets of West Pryor development. Lowenstein Drive continues east of Pryor Road as a private street/driveway into the Summit Woods Shopping Center. Lowenstein Drive also intersects Black Twig Lane, another two-lane roadway that has been improved to urban standards in association with the same Streets of West Pryor development. Pryor Road is a four-lane, median divided, major arterial with a 35-mph speed limit in the vicinity of the proposed development. Pryor Road extends north-south across the City with major junctions at Interstate 470 and M-150 Highway. It also intersects the nearest east-west major arterial, Chipman Road. There is adequate sight distance at the existing intersections and along Lowenstein Drive where site access exists.

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	747	374	373
A.M. Peak Hour	67	39	28
P.M. Peak Hour	103	49	54

Trip generation shown was estimated for the proposed development based on multiple ITE Codes. The use, as identified with the development plan, is for Medical Dental Office - 720 (1,300 sf), Walk-in Bank - 911 (5,830 sf), and High Turnover (Sit-Down) Restaurant - 932 (2,800 sf).

TRANSPORTATION IMPACT STUDY REQUIRED? **Yes** **No**

The proposed development will not likely generate more than 100 net new vehicle trips during a weekday peak hour; the minimum condition for traffic impact study requirements. In October, 2020, McClure Engineers prepared a study, discussing the impact of the revised Streets of West Pryor site plan. With this application, additional changes have occurred resulting in a net decrease in daily traffic, as shown with a traffic memorandum prepared by SM Engineering, dated November 16, 2021.

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

The proposed development plan will provide required sidewalks 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.

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.