



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: September 13, 2021 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: August 23, 2021 PHONE: 816.969.1800
APPLICATION #: 2021280 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: CALIBER COLLISION PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located in the northeast quadrant of M-291 and US-50 Highway. The subject property is located between SE Blue Parkway and SE 7th Street. The properties to the east and west along US-50 Highway is Planned Commercial with Planned Industrial to the north.

ALLOWABLE ACCESS

The proposed development will be accessed by a shared driveway along SE Blue Parkway with the property to the west, conforming to the City's access management code (AMC). This development does not propose access from SE 7th street.

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

Blue Parkway is a MoDOT facility and a two-lane undivided commercial collector with a 35-mph speed limit. SE 7th Street is a two-lane undivided residential local street with a 25-mph speed limit.

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	189	95	94
A.M. Peak Hour	23	17	6
P.M. Peak Hour	26	10	16

Trip generation shown above is for the proposed use (Automotive Parts and Service Center).

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 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.