



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: July 24, 2026
CONDUCTED BY: Erin Ralovo, PE, PTOE
SUBMITTAL DATE: May 17, 2026
PHONE: 816.969.1800
APPLICATION #: 2026131
EMAIL: Erin.Ralovo@cityofls.net
PROJECT NAME: HAWTHORN ASSISTED LIVING AND MEMORY CARE
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located at the southwest corner of the intersection of SE Shenandoah Drive and SE Battery Drive. This development is surrounded by a residential development on the north, apartments to the east and south, the library to the southeast and undeveloped property to the west.

ALLOWABLE ACCESS

The proposed development will be accessed from two access points. The first is a full-access drive on SE Battery Drive approximately 270 feet south of SE Shenandoah Drive. The second access point is on a shared drive with the property to the west and connecting to SE Battery Drive approximately 500 feet south of SE Shenandoah Drive.

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

SE Shenandoah Drive is a two-lane east-west Commercial Collector with a speed limit of 35 mph. Shenandoah Drive has sidewalk and curb and gutter. SE Battery Drive is a 2 lane, north-south local street with a speed limit of 25 mph. SE Battery Drive has sidewalk on both sides, and curb and gutter.

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

PHASE 1:	Total	In	Out
Weekday	40	20	20
A.M. Peak Hour	3	2	1
P.M. Peak Hour	4	1	3

Trips were generated using ITE Codes in the ITE Trip Generation Manual 12th Edition using ITE code 254 - Assisted Living.

TRANSPORTATION IMPACT STUDY REQUIRED?YES ☐NO ☒

The proposed development is not likely to 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 preliminary development plan.