



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: October 27, 2021 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: August 30, 2021 PHONE: 816.969.1800
APPLICATION #: 2021289 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: RENOURISH COUNSELING OFFICE PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located in the northwest quadrant of SW 2nd Street and SW Market Street. The surrounding property is a mix of; transitional neighborhood zone immediately adjacent to the subject property, medium-density residential to the north, and planned commercial to the east across Market Street.

ALLOWABLE ACCESS

The proposed development will only consist of site work including; a small surface lot containing an ADA parking stall, and stormwater detention. The proposed project will utilize an existing access point from 2nd Street, constructing a new driveway in its place with a new asphalt parking area.

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

SW 2nd Street is a three-lane minor arterial and SW Market Street is a two-lane residential collector, both with a 30-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

While the existing driveway is in close proximity to the intersection, staff supports a waiver to the Access Management Code. The proposed development is for a single owner with no interest in the adjacent property. All 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	9	5	4
A.M. Peak Hour	1	1	0
P.M. Peak Hour	1	0	1

Trip generation shown above is for the proposed use, General Office Building (933).

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.