



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	July 12, 2024	CONDUCTED BY:	Erin Ralovo, PE, PTOE
SUBMITTAL DATE:	May 23, 2024	PHONE:	816.969.1800
APPLICATION #:	2024134	EMAIL:	Erin.Ralovo@cityofls.net
PROJECT NAME:	QUIK TRIP - 801 SE M-291 HWY	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located at the northeast corner of the MO 291 Hwy and US 50 Hwy interchange. The existing QT location sits just north of Blue Parkway. Blue Parkway will be relocated to the north and the proposed QT will be located between the US 50 WB off ramp and Blue Parkway.

ALLOWABLE ACCESS

The proposed development will be accessed from two access points on the north to Blue Parkway. The first access is a Right In Right Out access approximately 180 FT from the intersection. The second access point is approximately 580 FT east of the intersection and is a full access.

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

The Quik Trip store is being relocated as a result of the MO 291/US 50 Highway interchange project. With the project, Blue Parkway will move further north of the interchange and will be a two-way undivided roadway with a short median at the intersection of MO 291. The road will have a speed limit of 35 MPH. MO 291 is generally a four-lane divided highway with a median beginning at Oldham Road to the south and approximately 400 FT to the north of the Blue Parkway intersection. The US 50 Hwy ramp to the south will be 4 lanes.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

The access points along Blue Parkway do not meet City Access Mangement requirements. However, these access points were approved with the MoDOT design of the interchange and with their approval a variance is acceptable.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	6817	3408	3409
A.M. Peak Hour	485	243	242
P.M. Peak Hour	419	210	209

Trip generation shown was estimated for the proposed development based on ITE Code 945 - Convenience Store/Gas Station.

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development is being relocated due to the construction of the new interchange. A Traffic Impact Study was not required.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT

EXCEPTIONS

The proposed development is at the corner of Blue Parkway and MO 291. Blue Parkway will have sidewalks on the north side of the street. MO 291 will have a 10 FT multi-use trail on the east side of the highway. Lighting will also be provided with the interchange project. The proposed development will not be required to provide additional lighting along the public streets.

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.