



DEVELOPMENT REVIEW FORM  
TRANSPORTATION IMPACT

DATE: January 9, 2025 CONDUCTED BY: Erin Ralovo, PE, PTOE  
SUBMITTAL DATE: November 19, 2024 PHONE: 816.969.1800  
APPLICATION #: PL2024302 EMAIL: Erin.Ralovo@cityofls.net  
PROJECT NAME: VILLAGE AT VIEW HIGH C-STORE PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located along the east side of View High on the northeast corner of NW Village Park Drive. It is surrounded by residential development on the north, south and east side. To the west is KCMO and Fred Arbanas Golf Course.

ALLOWABLE ACCESS

The proposed development will be accessed from a drive off the east side of the property connecting to the south to NW Village Park Drive.

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

View High is generally a four-lane divided north-south arterial. View High has been developed to full urban standards with improvements including turn lanes, curb and gutter, sidewalks and continuous lighting. The speed limit on View High is 40 mph. Village Park Drive is a residential local with a speed limit of 25 mph. The intersection of View High and NW Village Park Drive is a right in right out intersection with a right turn lane on View High.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes  No

The 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	3086	N/A	N/A
A.M. Peak Hour	324	162	162
P.M. Peak Hour	273	137	136

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

TRANSPORTATION IMPACT STUDY REQUIRED? Yes  No

A Traffic Impact Study was provided for the original development named 3<sup>rd</sup> Street and View High Traffic Impact Study and dated July of 2016. Kimley Horn has submitted a Traffic Memo Updating this report for this development. The memo shows a net decrease in trips for this site.

LIVABLE STREETS (Resolution 10-17) COMPLIANT  EXCEPTIONS

The proposed development is at the corner of View High Drive and Village Park Drive. View High Drive has an existing sidewalk along the property frontage. This sidewalk is required to be upgraded to a shared use path based on future development and upgrade of View High Drive.

Additionally, sidewalks will be constructed on the north side of Village Park Drive with this development.

**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 with the following requirements/improvements.

1. A 10' Shared Use Path along View High Drive for the length of the development.
2. Sidewalk on the north side of Village Park Drive for the extent of the development.