



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	January 19, 2022	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	December 1, 2021	PHONE:	816.969.1800
APPLICATION #:	2021436	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	PERGOLA PARK 6 TH PLAT AND LUMBERMAN'S ROW AT NEW LONGVIEW	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located within the New Longview development, specifically at the south/southwest portion of the undeveloped property. The site located south of SW Longview Road and west of SW Sampson Road. All of the property immediately adjacent to the subject property and to the north of Longview Rd is zoned PMIX. Further to the east is zoned low-density residential with agriculture to the south and west.

ALLOWABLE ACCESS

Pergola Park 5th Plat, immediately north/northeast of this development, will extend several local roads from existing connection points to the proposed network within Pergola Park 6th Plat (this application). The proposed development will primarily be accessed from Longview Road onto Redbuck Circle and through a network of local streets. Several local streets branch from Redbuck Cir., through Pergola Park 5th Plat, and will be extended throughout the proposed development.

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

SW Longview Road is a two-lane, median-separated major arterial to the east of Redbuck Circle with a 35-mph speed limit, with turn-lane accommodations. Longview Rd., west of Redbuck Cir., is a two-lane, undivided commercial collector with a 30-mph speed limit. SW Redbuck Circle is a two-lane, undivided residential collector with a 25-mph speed limit. Redbuck Cir. intersects Longview Rd. at two intersections. The west-most intersection is controlled by a two-lane roundabout, approximately 1,200' to the east of SW Longview Park Road. The second intersection is restricted to right-in-right-out, approximately 400' east of the roundabout.

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	493	247	246
A.M. Peak Hour	41	10	31
P.M. Peak Hour	50	32	18

Trip generation shown was estimated for the proposed development based on ITE Code 210 - Single-Family Detached.

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development likely will not 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.