

DATE:	July 6, 2022
SUBMITTAL DATE:	June 27, 2022
<b>APPLICATION #:</b>	PL2022178
PROJECT NAME:	McBee's Coffee N Carwash

CONDUCTED BY: Brad Cooley, PE PHONE: 816.969.1800 EMAIL: Brad.Cooley@cityofls.net PROJECT TYPE: Prel Dev Plan (PDP)

# **SURROUNDING ENVIRONMENT** (Streets, Developments)

The proposed development is generally located in the northwest quadrant of MO 150 and SW Ward Road. The property is bound by SW Arborwalk Boulevard to the north, existing development to the west, undeveloped property to the east, and MO 150 to the south. The existing and all adjacent property is zoned PMIX, north of MO 150. South of MO 150, there is a mix of commercial, agriculture, and residential zoning.

### **ALLOWABLE ACCESS**

The proposed development is planned to utilize an existing curb cut along MO-150 and construct a private drive extending to SW Arborwalk Boulevard. The site proposes two new access points; Driveway 1 from the proposed private drive (entrance only) and Driveway 2 access point at the shared-use access with the existing development to the west at the northwest corner of the subject property (exit only).

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

MO-150 is a four-lane median-separated highway that generally runs east/west with a posted speed limit of 35-mph. This section of MO-150 is constructed with sidewalk on both sides with the exception of a small gap across MO-150 from the development.

SW Arborwalk Boulevard is a two-lane undivided commercial collector with a 25-mph speed limit. The section of Arborwalk adjacent to the subject development currently does not have sidewalk but is proposed with this development.

### ACCESS MANAGEMENT CODE COMPLIANCE?

Yes 🗌 No 🖂

The proposed development's southeast access point does not comply with the City's Access Management Code (AMC). The proposed Driveway 1 is designed to provide approximately a 50-foot throat length from MO-150. Per the AMC, the necessary throat length for this location is 100 feet.

### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	N/A	N/A	N/A
A.M. Peak Hour	N/A	N/A	N/A
P.M. Peak Hour	92	46	46

Trip generation shown was estimated for the proposed development based on ITE Code 948 -Automated Car Wash. The use, as identified with the development plan, is for 6,502 sf. The ITE Manual does not provide any information for Weekday or AM Peak hour.

TRANSPORTATION IMPACT STUDY REQUIRED?	YES 🗌	Νο 🖂	
The proposed development likely	will not generate m	ore than 100 peak	hour trips; a minimum
condition in the Access Manageme	ent Code for Traffic	Impact Studies.	

LIVABLE STREETS (*Resolution 10-17*) COMPLIANT COMPLIANT

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

**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 subject to the conditions noted below:

1. Driveway 1 should be shifted north to provide adequate throat length (100'), per the AMC.