



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: July 6, 2022 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: May 24, 2022 PHONE: 816.969.1800
APPLICATION #: 2022148 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: U-HAUL MOVING AND STORAGE TIA PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located on the northeast quadrant of the US-50 Highway and MO-291. The property is surrounded by commercial property to the west and south (across US-50), and moderate- and medium-density residential to the north and east, respectively.

ALLOWABLE ACCESS

The proposed development will be primarily accessed by SE Blue Parkway and SE Vista Drive. The development proposes two new driveways; one along Blue Parkway (270' east of Vista Drive) and one on Vista Drive (across from an existing drive to the west).

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

Blue Parkway is a MoDOT facility and a two-lane undivided commercial collector with a 35-mph speed limit. SE Vista Drive is a two-lane residential collector with a 25-mph speed limit. SE 8th Street is a two-lane undivided residential local street with a 25-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied to the extent existing conditions and proposed development can reasonably achieve.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	143	72	72
A.M. Peak Hour	9	5	4
P.M. Peak Hour	15	7	8

Trip generation shown above is for the proposed use (Mini-Warehouse - ITE Code 151).

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 redevelopment plan will not make improvements to existing roadways, sidewalk, trails, etc. Elements otherwise required by ordinances and standards, including but not limited to

property landscaping, lighting, parking, and ADA accessibility have been proposed. 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.