



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	August 15, 2022	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	June 14, 2022	PHONE:	816.969.1800
APPLICATION #:	2022192	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	ELLIS GLEN	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the west side of SW Market Street, between 1st and 2nd Street. The subject property and properties to the north are all zoned residential. The property immediately south-southwest are zoned transitional.

ALLOWABLE ACCESS

The subject development is planned to combine 4 single-family residential lots into a single lot for multi-family atop commercial space. The property will be accessed by a single drive from Market Street, approximately 150' south of 1st street. The northmost existing single-family lot has an alley extending from SW Madison St. (west) to an existing shed. The proposed development plans to keep the existing structure as a maintenance facility but have been informed that it will be the City's intent to eventually vacate the alley/right-of-way. If the property owner of this development wishes to maintain vehicle use with the alley, they will need to gain an access easement from the adjacent property owners upon the vacation of right-of-way.

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

SW 1st Street is a two-lane, local road with a 25-mph speed limit. SW Market Street is a two-lane residential collector with a 30-mph speed limit. SW 2nd Street is a two-lane, minor arterial with a 30-mph speed limit. The intersection of 2nd and Market is signal-controlled with turn lane accommodations along 2nd Street. All adjacent streets are built to a current standard with appropriate curb, gutter, and sidewalk.

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	231	115	116
A.M. Peak Hour	25	16	9
P.M. Peak Hour	30	12	18

Trip generation shown was estimated for the proposed development based on ITE Code 220 - "Multifamily Housing (Low-Rise) Close to Rail Transit" and 710 - "General Office Building". The newest edition of the ITE Trip Generation Manual does have a use closer to the proposed (230 -

"Low-Rise Residential with Ground-Floor Commercial") however, the use suggests a gross floor area (GFA) of <25k sf. and only provides one study of data.

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.