



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: September 13, 2021 **CONDUCTED BY:** Brad Cooley, PE
SUBMITTAL DATE: August 23, 2021 **PHONE:** 816.969.1800
APPLICATION #: 2021283 **EMAIL:** Brad.Cooley@cityofls.net
PROJECT NAME: SUMMIT PARK CHURCH **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the southwest quadrant of US-50 highway and M291S along SW Oldham Parkway between SW Lakeview Boulevard and SW Allendale Boulevard. The surrounding property is a mix of; low- and medium-density residential to the west and south, and Planned Office to the east.

ALLOWABLE ACCESS

The proposed development will construct a building addition and additional surface parking. The proposed project will eliminate one of the two existing access drives along Allendale, continuing to use the southmost drive along Allendale and the existing drive along Lakeview. The proposed development is planned to include an additional drive along Oldham, approximately 425 feet south of Lakeview.

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

SW Oldham Parkway is a two-lane commercial collector without medians owned by the Missouri Department of Transportation. The speed limit on Oldham Parkway is 35 mph. SW Lakeview Boulevard is an undivided two-lane residential collector with a 25-mph speed limit. SW Allendale Boulevard is a residential local road 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 as shown on the development plans.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	374	187	187
A.M. Peak Hour	23	14	9
P.M. Peak Hour	23	11	12

Trip generation shown above is for the proposed use addition (Church).

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 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.

The proposed access along Oldham Parkway is subject to MoDOT permitting, MoDOT may or may not allow such access or may also require road improvements in association therewith (e.g. left-turn lane); as such permit for work on its highways and approvals thereof are at the discretion of MoDOT in its sole authority as the right-of-way or property owner.