



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	November 17, 2021	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	November 1, 2021	PHONE:	816.969.1800
APPLICATION #:	2021380	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	LOT 1 TOWN CENTRE	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northwest quadrant of M-291 and I-470. The property is north of NE Town Centre Drive and east of NE Town Centre Boulevard. The surrounding property is primarily made up of Planned Commercial to the north, south and east, with High-Density Planned Residential to the west, across NE Town Centre Boulevard.

ALLOWABLE ACCESS

Access to the site will be directly from NE Town Centre Drive through two new driveways. The west-most driveway will be located directly across the driveway for the property to the south of Town Centre Drive (Browning-Dark Farm). The second access point will be located near the east property line, also along Town Centre Drive, approximately 330 feet east of the first driveway.

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

NE Town Centre Drive is a two-lane local road with a 35-mph speed limit. NE Town Centre Boulevard is a three-lane undivided commercial collector with a 35-mph speed limit. NE Town Centre Boulevard extends south to NE Colbern Road and north, turning east, to a T-intersection at NE Independence Avenue.

The T-intersection is in the City's CIP to be converted into a 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	504*	252	252
A.M. Peak Hour	53*	33	20
P.M. Peak Hour	73	35	38

Trip generation shown was estimated for the proposed development based on multiple ITE Codes. The uses as identified with the development is as follows (Use name - ITE Code (Intensity)); "Mini-Warehousing" - 151 (105,515 sf), "Batting Cages" - 431 (15 cages) *, "General Office" Building - 710 (800 sf) and Warehousing - 150 (8500 sf).

* The ITE Trip Generation manual does not provide any trip information for batting cages during weekday or AM peak hour traffic. Weekday traffic was estimated using similar uses and the AM peak hour traffic was calculated at 50% of PM peak hour traffic.

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.