



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	September 14, 2022	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	July 12, 2022	PHONE:	816.969.1800
APPLICATION #:	2022234	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	TOWN CENTRE LOGISTICS	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 bordered by NE Town Centre Boulevard to the north and NE Independence Avenue to the east. 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. The subject property is zoned Industrial.

ALLOWABLE ACCESS

The subject development proposes three access points; two on Town Centre Boulevard and one on Independence Avenue. The first driveway is proposed along the west of the development approximately 900' north of Town Centre Drive. The second driveway is proposed along the north approximately 400' west of Independence Avenue. The third driveway is proposed along the east side approximately 475' south of Town Centre Boulevard. All access points are aligned with existing driveways across the surrounding streets.

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

NE Colbern Road is a five-lane undivided major arterial with a 40-mph speed limit east of Town Centre Boulevard and 45-mph west. This section of Colbern Road has curb, gutter, and sidewalks on both sides, west of Independence Ave. Colbern Road east of Independence Ave., through the interchange, is owned and maintained by MoDOT.

NE Town Centre Drive is a two-lane local road with a 35-mph speed limit. Town Centre Dr. is constructed with curb and gutter with some sections of sidewalk with the remaining to be completed as development occurs.

NE Town Centre Boulevard is a three-lane undivided commercial collector with a 35-mph speed limit. Town Centre Blvd extends south to NE Colbern Road and north, turning east, to a T-intersection at NE Independence Avenue. Town Centre Boulevard is constructed with sidewalk, curb and gutter.

The T-intersection at Town Centre Boulevard and Independence Ave. 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	428	214	214
A.M. Peak Hour	54	41	13
P.M. Peak Hour	56	15	41

Trip generation shown was estimated for the proposed development based on the 11th edition of the ITE Trip Generation Manual. The proposed development was estimated based on the ITE Code 150 - "Warehousing" (250,000 sf).

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ☒ **NO** ☐

The proposed development is projected to generate more than 100 peak hour trips along the adjacent street network during a weekday peak hour, meeting the minimum requirement for a traffic impact study in the Access Management Code.

A traffic impact study was completed for the preliminary development plan by Kimley Horn, dated August 2022. The study considered the traffic impact of the proposed development, 250,000 sf warehouse facility, during the A.M. and P.M. peak hours of adjacent street traffic.

The City has completed a review of the traffic study and concur with the study findings.

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.