



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: January 8, 2024 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: November 17, 2023 **PHONE:** 816.969.1800
APPLICATION #: PL2023319 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: OUTLAW HARLEY DAVIDSON **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located on the northwest corner of NE Strother Road and NE Ralph Powell Rd/NE Independence Ave. It is generally surrounded by commercial development on the north and south, undeveloped, PMIX property on the west, and MO 291 Right of Way to the east.

ALLOWABLE ACCESS

The proposed development will be accessed by a right in right out access drive on Independence Avenue on the west side of the property, and a full access on Vanderbuilt Lane to the north. These are both existing access points.

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

Independence Ave. is a four lane divided roadway with turn lanes at Vanderbuilt Ln and a full signalized intersection to the south at Strother Road. The speed limit is 35 MPH and there are no areas of limited sight distance. Vanderbuilt Ln is a 2 way Private Road with no posted speed limit.

UNIMPROVED ROAD POLICY COMPLIANCE? YES ☒ NO ☐

This development is not subject to the Unimproved Road Policy (URP).

ACCESS MANAGEMENT CODE COMPLIANCE? YES ☒ NO ☐

This development is accessed by existing access locations and is compliant to all Access Management Code.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	946	473	473
A.M. Peak Hour	63	46	17
P.M. Peak Hour	82	33	49

Trip generation shown was estimated for the proposed development based on ITE Code 840 - Automobile Sales (New).

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐

NO ☒

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during a peak hour, the minimum condition for traffic impact study requirements.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT ☒

EXCEPTIONS ☐

The development will be required to install sidewalk on the west side of the development along Ralph Powell Road.

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 with no stipulations.