



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: January 18, 2024 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: December 6, 2023 **PHONE:** 816.969.1800
APPLICATION #: PL2023335 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: PRO DEO YOUTH CENTER **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located on the northwest corner of SE Douglas St and SE Blue Parkway. It is generally surrounded by commercial development on the east, residential on the north and west, and US 50 Right of Way to the south.

ALLOWABLE ACCESS

The proposed development will be accessed by a full access drive on SE 9th St to the north. There are no access point on Douglas to the east or Blue Parkway on the south.

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

9th Street is a 2 lane residential street with curb and gutter. The speed limit is 25 MPH and there are no areas of limited sight distance. SE Douglas Street is a 2 way Minor Arterial unimproved roadway with a posted speed limit of 25 MPH.

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 compliant to all Access Management Code.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	446	223	223
A.M. Peak Hour	103	55	48
P.M. Peak Hour	104	49	55

Trip generation shown was estimated for the proposed development based on ITE Code 565 - Day Care Center.

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

The proposed development provides after school activities to high school students and will not operate as a traditional daycare would. The proposed development is 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 north side of the development along SE 9th Street. They are also required to install a section of asphalt ribbon curb and shoulder stripe along SE Douglas Street to prevent vehicles from parking there during pick-up and drop-off.

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.