



**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** June 13, 2024  
**SUBMITTAL DATE:** April 26, 2024  
**APPLICATION #:** 2024117  
**PROJECT NAME:** DIVENTURES

**CONDUCTED BY:** Erin Ralovo, PE, PTOE  
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**PROJECT TYPE:** Prel Dev Plan (PDP)

**SURROUNDING ENVIRONMENT** (*Streets, Developments*)

The proposed development is located along the south side of Strother Road, as a part of the previously approved "Strother Crossing" plat. I-470 is located to the east and Independence is located along the west of the project. The area north of Strother Road is commercially developed or commercially planned but undeveloped. Mixed-use commercial and industrial property exists to the west and south of the project.

**ALLOWABLE ACCESS**

The proposed development will be accessed from a single access point along an existing private shared-use drive. The private drive loops with two connections to Independence Ave. and provides access to several adjacent lots. The proposed site drive is located to provide adequate sight distance and/or spaced in accordance with the Access Management Code.

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

Strother Road is generally a two-lane undivided east-west arterial. Strother Road has been improved to interim conditions west of Independence Avenue and ultimate conditions east of Independence Avenue through the interchange at I-470. Strother Road has raised medians at the intersection of Independence Avenue and through the interchange at I-470. The speed limit on Strother Road is 35 mph. Independence Avenue is a two-lane commercial/industrial collector with a 35-mph speed limit. The intersection of Strother Road and Independence Avenue is traffic signal controlled with multiple turn lanes in each direction. There are no sight distance concerns within the study area.

**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	N/A	N/A	N/A
A.M. Peak Hour	11	6	5
P.M. Peak Hour	29	16	13

Trip generation shown was estimated for the proposed development based on ITE Code 492 - Health/Fitness Club. The information available for estimating trip generation does not have data

for Weekday Traffic. While the facility is not technically a health/fitness club, the use as described by the ITE Manual was the closest option.

**TRANSPORTATION IMPACT STUDY REQUIRED?**

YES ☐

NO ☒

The proposed development likely will not generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies. However, the subject property is part of a previously approved PDP, Strother Crossing, which did prepare a TIS, "Traffic Impact Study - Strother Crossing Development" dated July 2015, prepared by Hg Consult, Inc.

**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.