



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: April 10, 2025 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: February 21, 2025 **PHONE:** 816.969.1800
APPLICATION #: 2025038 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: VALVILINE OIL CHANGE **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located on the northwest corner of NW Chipman Road and NW Ward Road. This development is surrounded by commercial development on the north, west, and east. The south side of Chipman Road is residential homes.

ALLOWABLE ACCESS

The proposed development will be accessed from shared access points, one to the north off of Ward Road, and two off of Outerview Road to the west. 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*)

NW Chipman Road is a generally four lane divided Major Arterial roadway with a speed limit of 45 MPH. Chipman Road has sidewalk on both sides, curb and gutter, a dividing median, and turn lanes at Ward Road and Outerview Drive. Ward Road is a generally four lane divided Major Arterial roadway with a speed limit of 35 MPH. Ward Road has sidewalk on both sides, curb and gutter, a dividing median, and turn lanes at Chipman Road. Outerview Drive is a private undeveloped road. Outerview Drive does not have any improvements and a speed limit of 20 MPH. Outerview Drive has right-in right-out access at Chipman.

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 | 104 | 52 | 52 |
| A.M. Peak Hour | 9 | 7 | 2 |
| P.M. Peak Hour | 13 | 5 | 8 |

Trip generation shown was estimated for the proposed development based on ITE Code 941 - Quick Lubrication Vehicle Shop.

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, this lot was included in the Traffic Impact Study titled "Summit Orchards West" submitted by McCurdy Engineering and dated September 29, 2022. Originally this lot was classified as a Fast Food

Restaurant and the trips expected from this development are expected to be lower than the original use. Off site improvements were based on the total development and were required for the higher trip generation.

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.