

Tull Family Mixed-Use Preliminary Plat

The proposed mixed-use development is proposed to contain 300 multifamily residential units, 60 senior adult housing units, 39,700 square feet of office space, and 14,000 square feet of retail space to be located on the west side of Porter Avenue south of Rock Creek Road. The site will contain three full access connections to Porter Avenue and a single point of access onto Rock Creek Road and is expected to generate 224 AM peak hour trips, 317 PM peak hour trips, and 3,449 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc., and revised on August 4, 2025. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Porter Avenue	4	10,800	2,242	13,042	34,200	31.58	38.14
Rock Creek Road	4	8,300	1,207	9,507	34,200	24.27	27.80

The proposed development will access Porter Avenue by way of three, full access driveways and Rock Creek Road by way of a single, full access driveway. The site frontage is such that it is not possible for any of the proposed access locations to meet the requirements in the City's Engineering Design Criteria related to driveway spacing. As such, a Request for Variance will be required for each driveway. The designer has taken great care to locate the proposed access points at the best possible locations. As such, Staff will be able to support the Requests for Variance. No additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.