

Huettner Industrial Park Preliminary Plat

The proposed industrial development is proposed to be constructed on six acres of land which will allow the development of slightly over \$269,000 square feet of industrial park space. This development will be located along Huettner Drive between I-35 and the BNSF Railroad. Access will be provided between Huettner Drive and North Interstate Drive/York Drive. The site is expected to generate 92 AM peak hour trips, 92 PM peak hour trips, and 908 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Johnson & Associates. 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)
N. Interstate Dr/York Dr	2	2,000*	904	2,904	17,100	11.70	16.98

* Estimated

The proposed development will utilize existing access to Huettner Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.