

Bob Moore Farms North Preliminary Plat

The proposed mixed-use development includes 25,000 square feet of retail space and 642 multi-family residential units. The site is expected to generate approximately 5,612 trips per day, 310 AM peak hour trips, and 477 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways throughout the site. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Main Street	6	20,474	2,525	22,999	58,000	35.30	39.65
36 th Avenue SW	4	11,360	2,525	13,885	34,200	33.22	40.60

The proposed development will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). This request could be supported because the proposed access location is opposite an existing driveway that already exists on the other side of 36th Avenue SW. There are no corner clearance violations, with respect to the EDC requirements, by any of the proposed access points. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.

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