

Van Buren Preliminary Plat

The proposed mixed-use development consisting of two climate controlled self-storage buildings, a hotel, a free-standing emergency room, eight office buildings, and a bank with drive through is proposed for location on the southwest quadrant of the State Highway 9 intersection with 24th Avenue SW. The site will contain access points along both Van Buren Street and Fillmore Avenue as well as 24th Avenue SW and is expected to generate 123 AM peak hour trips, 196 PM peak hour trips, and 1,462 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 likely wouldn't have provided any new information. As such, a traffic impact memorandum was prepared for the application by Traffic Engineering Consultants, Inc. 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)
24 th Avenue SW	2	2,000 ¹	1,462	4,462	17,100	11.70	26.09

¹ Estimated

All of the streets adjacent to the proposed site are either collectors or local streets. As such, the requirements in the City's Engineering Design Criteria for driveway spacing, etc., are not applicable. Therefore, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.