

ALAMEDA GARDEN CENTER PRELIMINARY

The proposed 800 square foot garden center in this Preliminary Plat (PP) is expected to generate approximately 55 trips per day, 2 AM peak hour trips, and 6 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this addition. The development is proposed for location on the south side of Alameda Drive approximately 300 feet west of Oliphant Avenue.

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)
Alameda Drive	2	2,500	55	2,555	17,100	14.62	14.94

The proposed addition will access Alameda Drive to the north of the development and Alameda Street to the south. The access to Alameda Street does not meet the requirements for driveway spacing in the City's Engineering Design Criteria. The developer has submitted a letter requesting a variance to the Director of Public Works. Staff can support this request for variance. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.