

## REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 02-19-0163  
**PROJECT** 6000 Warm Springs Road  
**CLIENT**  
**REZONING REQUEST** NC to RO

### LAND USE

Trip Generation Land Use Code\* 814 & 252  
 Existing Land Use Neighborhood Commercial - (NC)  
 Proposed Land Use Residential Office - (RO)  
 Existing Trip Rate Unit NC - Acreage converted to square footage.  
 Proposed Trip Rate Unit RO - Number of Units

### TRIP END CALCULATION\*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	NC	3.03 Acres	6.84	113
				5.02	83
				42.04	694
				20.43	337
				<b>Total</b>	<b>1,227</b>
<b>Daily (Proposed Zoning)</b>					
Senior Adult Housing - Attached	252	RO	80 Units	3.48	278
				<b>Total</b>	<b>278</b>

Weekday AM Peak  
 Weekday PM Peak  
 Saturday  
 Sunday

*Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

### TRAFFIC PROJECTIONS

#### EXISTING ZONING (NC)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2016)	4,270
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	1,227
Total Projected Traffic (2018)	5,497
Projected Level of Service (LOS)**	B

#### PROPOSED ZONING (RO)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2016)	4,270
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	278
Total Projected Traffic (2018)	4,548
Projected Level of Service (LOS)**	B

*Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*