

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 5-13-2005
PROJECT 2828 Warm Springs Road
CLIENT
REZONING REQUEST SFR2 to NC

LAND USE

Trip Generation Land Use Code* 210 & 701
 Existing Land Use Single Family Residential 2 - (SFR2)
 Proposed Land Use Neighborhood Commercial - (NC)
 Existing Trip Rate Unit SFR2 - Acreage converted to square footage.
 Proposed Trip Rate Unit NC - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR2	0.35 Acres		40
Total					40
Daily (Proposed Zoning)					
Office Building	701	NC	0.35 Acres		31
Total					31

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR2)

Name of Street	2828 Warm Springs Road
Street Classification	Undivided Arterial w/center lane
No. of Lanes	4
City Traffic Count (2010)	16,520
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	40
Total Projected Traffic (2012)	16,560
Projected Level of Service (LOS)**	B

PROPOSED ZONING (NC)

Name of Street	2828 Warm Springs Road
Street Classification	Undivided Arterial - center lane
No. of Lanes	4
City Traffic Count (2010)	16,520
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	31
Total Projected Traffic (2012)	16,551
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)*

