

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 12-14-2706
PROJECT 3071 Williams Road
CLIENT
REZONING REQUEST RO to PUD

LAND USE

Trip Generation Land Use Code* 210 & 220
 Existing Land Use Residential Office - (RO)
 Proposed Land Use Planned Unit Development - (PUD)
 Existing Trip Rate Unit RO - Acreage converted to square footage.
 Proposed Trip Rate Unit PUD - Number of units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Apartments	220	RO	13.95 Acres	6.65	404
Total					404
Daily (Proposed Zoning)					
Single Family Detached Housing	210	PUD	72 Units	9.57	689
Total					689

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RO)

Name of Street	3071 Williams Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2012)	7,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	404
Total Projected Traffic (2014)	8,104
Projected Level of Service (LOS)**	C

PROPOSED ZONING (PUD)

Name of Street	3071 Williams Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2012)	7,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	689
Total Projected Traffic (2014)	8,389
Projected Level of Service (LOS)**	C

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

