

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-19-0168
PROJECT 579 Brennan Road
CLIENT
REZONING REQUEST GC to RO

LAND USE

Trip Generation Land Use Code* 814 & 220
 Existing Land Use General Commercial - (GC)
 Proposed Land Use Residential - Office - (RO)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - Number of Apartment Units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	GC	28.97 Acres	6.84	109
				5.02	79
				42.04	609
				20.43	322
				Total	1,119
Daily (Proposed Zoning)					
Apartments	220	RO	84 Units	6.65	559
				Total	559

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 (GC)

Name of Street	Cusseta Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2016)	9,620
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	1,119
Total Projected Traffic (2018)	10,739
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RO)

Name of Street	Cusseta Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2016)	9,620
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	559
Total Projected Traffic (2018)	10,179
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)*