

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 6-12-2275
PROJECT 4001 Willis Road
CLIENT Medical Realty Group, LLC - Mark Holloway
REZONING REQUEST SFR2 to RO

LAND USE

Trip Generation Land Use Code* 210 (Trip Generation) & 630 (Parking Generation)
 Existing Land Use Single Family Residential 2 - (SFR2)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit SFR2 - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - 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	0.5655 Acres		24
Total					24
Daily (Proposed Zoning)					
Clinic	630	RO	0.5655 Acres		109
Total					109

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR2)

Name of Street	Warm Springs Rd (4001 Willis)
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2010)	16,520
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	24
Total Projected Traffic (2012)	16,544
Projected Level of Service (LOS)**	C

PROPOSED ZONING (RO)

Name of Street	Warm Springs (4001 Willis)
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2010)	16,520
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed Zoning	109
Total Projected Traffic (2012)	16,629
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)*

