

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 5-13-2118
PROJECT 1353 23rd Avenue
CLIENT
REZONING REQUEST RMF1 to NC

LAND USE

Trip Generation Land Use Code* 715 & 932
 Existing Land Use Residential Multi-Family 1 - (RMF1)
 Proposed Land Use Neighborhood Commercial - (NC)
 Existing Trip Rate Unit RMF1 - 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 Tenant Office Building	715	RMF1	0.284 Acres		24
Total					24
Daily (Proposed Zoning)					
High-Turnover (Sit Down) Restaurant	932	NC	0.284 Acres		180
Total					180

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

Talbotton Road/Warm Springs is scheduled to be widened to four lanes with turn lanes and center turn lanes where needed. This will reduce the LOS from C to B. GDOT is in the process of buying all necessary ROW.

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF1)

Name of Street	Warm Springs/Talbotton Road)
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2010)	10,780
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	24
Total Projected Traffic (2012)	10,804
Projected Level of Service (LOS)**	C

PROPOSED ZONING (GC)

Name of Street	Warm Springs/Talbotton Rd
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2010)	10,780
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	180
Total Projected Traffic (2012)	10,960
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)*

