

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 07-18-1304
PROJECT 1600 Blanchard Industrial Boulevard
CLIENT
REZONING REQUEST GC to LMI

LAND USE

Trip Generation Land Use Code* 814 & 150
 Existing Land Use General Commercial - (GC)
 Proposed Land Use Light Manufacturing - Industrial - (LMI)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit LMI - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	GC	15.254 Acres	44.32	736
				42.04	3,492
				20.43	1,697
Total					5,925
Daily (Proposed Zoning)					
Warehousing	150	LMI	15.254 Acres	3.56	158
Total					158

Weekday Trip Rate
 Saturday Trip Rate
 Sunday Trip Rate

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

TRAFFIC PROJECTIONS

EXISTING ZONING (GC)

Name of Street	Victory Drive
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2016)	28,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	5,925
Total Projected Traffic (2018)	34,325
Projected Level of Service (LOS)**	B

PROPOSED ZONING (LMI)

Name of Street	Victory Drive
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2016)	28,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	158
Total Projected Traffic (2018)	28,558
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)*