

Trip generation shown was estimated for the proposed development based on ITE Code 948 - Automated Car Wash. The use, as identified with the development plan, is for 6,502 sf. The ITE Manual does not provide any information for Weekday or AM Peak hour.

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** **NO**

The proposed development likely will not generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

LIVABLE STREETS (Resolution 10-17) **COMPLIANT** **EXCEPTIONS**

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION: **APPROVAL** **DENIAL** **N/A** **STIPULATIONS**

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary development plan subject to the conditions noted below:

1. Driveway 1 should be shifted north to provide adequate throat length (100'), per the AMC.