

The trip generation shown above was determined based on the proposed development using the ITE Trip Generation Manual, 10th Edition.

TRANSPORTATION IMPACT STUDY REQUIRED?

YES

NO

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour, a condition that requires a traffic impact study based on the Access Management Code.

Although a traffic impact study is not required, the applicant submitted a Trip Generation Assessment, conducted by CBB, dated March, 26, 2018. Staff concurs with the submitted Trip Generation Assessment. Considering the minimal amount of traffic likely generated by the proposed development during peak hours and the existing roadway conditions, capacity and other factors such as access, there are no concerns regarding the impact of the proposed development to traffic safety or traffic operations on the surrounding street system.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed preliminary 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. 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.