

## MEMORANDUM

TO: Ivan Betancourt – Planner I, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: August 28, 2025

SUBJECT: P25-034 Southern Grove 3 Commercial – Planet Fitness  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. latest dated August 27, 2025 was reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Based on this latest received report, the developer will be providing a combined bus stop and right turn lane at their driveway on Village Parkway and a west bound left turn lane at a directional median opening into their main entrance on Discovery Way. A right turn lane is being provided for traffic entering the site heading east on Discovery Way as well. The access points on Community Boulevard will be a right in/right out at the northern access point and as part of this site plan, a left out only access point will be provided at the southern end of this site. This added left out only access point will provide the ability for residents to exit the site to return back south but in a safer location than the northern access point as it is outside of the influence of the Discovery Way and Community Blvd intersection.

The proposed overall shopping plaza is anticipated to generate a total of 983 PM Peak trips which is distributed over 4 driveways. This specific site plan would be responsible for 168 PM Peak hour trips per the Institute of Traffic Engineers Trip Generation, 11<sup>th</sup> edition.

Public Works would like to recommend a condition of the site plan approval to state:

- The left out only access point onto Community Boulevard located at the southern portion of this site must be constructed within 3 months of obtaining the building permit for this site. This access point must be operational prior to releasing the Certificate of Occupancy for this site plan.