

MEMORANDUM

TO: Bethany Grubbs, Planning & Zoning

THRU: Diana Spriggs, P.E. – Regulatory Division Director, Public Works

FROM: Breanna Vasquez, Public Works *B.V.*

DATE: February 7, 2024

SUBJECT: P23-146 Veranda Oaks Phases 3 and 4
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated September 2, 2020 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with Veranda PUD Development Agreement, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This application includes the third and fourth phase of Veranda Oaks. This is the last plats of this development. This Final plat is a portion of the previously reviewed preliminary plat within Resolution 21-R55, approved on 5/10/2021. The residential unit count is consistent with the latest approved Developer Agreement (P18-115). The traffic trip calculations within the Developer Agreement establishes the Becker Road typical section for up to 1,654 PM Peak hour trips from residential and the current buildout residential PM Peak hour trips is on track to be 1,581 trips. The available trips is higher than what the developer is proposing and therefore acceptable.

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(Name of Addressee)
(Subject)
(Date)

