

MEMORANDUM

TO: Bethany Grubbs – Senior Planner, Planning & Zoning

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

DATE: May 29, 2025

SUBJECT: Dalton Learning Center - Special Exception Use (P25-041)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Masoud Atefi & Associates Inc. dated May 13, 2025 has been reviewed by the Public Works Department.

The proposed use is for a k-12 private school with a maximum capacity of 250 students. Based on the Traffic Report, the school is anticipated to generate 570 net new daily trips, 184 AM peak hour net new trips and 129 PM peak hour net new trips. Furthermore, the plan provides space for 52 vehicles to queue within the parking lot drive isle for drop-off and pick-up queuing. This project does not anticipate negatively impacting the adjacent roadway or adjacent parcels.

Due to some of the assumptions made for the traffic trips and stacking analysis, further updates to the analysis are required with more explanation of their Traffic Management Plan for the school.

Public Works would like to recommend the following condition of approval to include:

1. All traffic concerns and comments must be resolved to the satisfaction of the City prior to this project being heard at a City Council meeting.