

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

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

DATE: February 23, 2024

SUBJECT: P23-107 Southern Grove 8 MPUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn & Associates, Inc. received January 3, 2024 has been reviewed by the Public Works Department.

The current Traffic Analysis provided for the Commercial portion of the MPUD includes the anticipated trips per the ITE Trip Generation Manual, 11th edition based on assumptions of land use. The assumptions include a 110,241 SF home improvement store, 6, 119 SF gas station with 16 fueling pumps, 2,526 SF coffee shop with drive thru, 7,000 SF restaurant with drive-thru, 7,500 SF of medical clinic, and 5,000 SF day care facility. This amounts to over 1,000 PM Peak Hour trips divided over 5 driveways with varying levels of accessibility. The maximum number of residential units within the MPUD will be 560 dwelling units. This will increase the PM Peak Hour trips as well.

Currently there is a Traffic Signal Agreement with Mattamy for the traffic signal to be located at Village Parkway and Legacy Park Drive. The agreement will be triggered as part of this MPUD which will require the signal design within 6 months, construction to begin within 12 months and construction to be complete within 18 months of this approval.

Public Works would like to recommend a condition of approval to amend the Southern Grove 8 MPUD document to also include:

1. An updated traffic analysis to include the entire MPUD must be approved by the Public Works Department prior to the adoption hearing at City Council.
2. The traffic signal at the intersection of Southwest Village Parkway and Legacy Park Drive must be constructed and completed as follows:
 - a. Construction shall commence within 12 months of the MPUD's approval by City Council.

- b. Certification of signal shall be completed within 18 months of the MPUD's approval by City Council.
- c. No further building permits will be issued within this MPUD if the above conditions are not met.