

MEMORANDUM

TO: Sofia Trail, Planner I, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: April 28, 2026

SUBJECT: P25-210 – Southern Grove (SG-8) Multi-Family Northern Parcel
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn dated November 7, 2025 has been 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, Southern Grove DRI and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 2,075 Average Daily, 137 AM Peak Hour and 166 PM Peak Hour driveway trips. The access to the proposed multi-family development will be through a shared driveway with the commercial development to the south. A south-bound right turn lane and a traffic signal have been installed at this intersection to serve both developments.