

## MEMORANDUM

TO: Bridget Kean – Deputy Director, Planning & Zoning

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

DATE: March 28, 2024

SUBJECT: P22-192 Tradition Commerce Park  
Traffic Generation, Stacking & Circulation Approval

---

This application and Traffic Impact Analysis prepared by JFO Group, Inc dated January 22, 2024 has been reviewed by the Public Works Department.

The Traffic Impact Analysis provided for the proposed Tradition Commerce Park proposes 1,757 Net Daily, 221 AM Peak and 224 PM Peak driveway trips. The plan is consistent with the Southern Grove DRI and the direction and policies of the Commercial Development Review for Traffic Generation, Stacking and Circulation.

No significant traffic impact is proposed based on the site plan and traffic impact analysis submitted.

S:\Plan Review\22 Projects\P22-192 Southern Grove - Tradition Commerce Park - Miller 40 Acre\Comments and Markups\P22-192\_240328\_Tradition Commerce Park Traffic Memo to PZ.docx