

MEMORANDUM

TO: Bridget Kean - Deputy Director, Planning & Zoning

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

DATE: December 21, 2023

SUBJECT: P22-336 Lulfs Grove Comprehensive Plan Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by O'Rourke Engineering & Planning dated November 29, 2023 has been reviewed by the Public Works Department and our 3rd party consultant, Kok Wan Mah of Kittelson and Associates. 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, and Public Works Policy 19-01pwd.

The submitted Future Land Use Map Amendment results in an increase of 800 dwelling units to the maximum number of dwelling units in exchange for a removal of all 2,400,000sf of industrial, a reduction of 50,000sf of office, a reduction of 150,000sf of institutional and an addition of a 12-acre Park/Open space parcel. The overall acreage of the development remains the same.

With the proposed change in Future Land Use, Residential is a lower trip count than industrial and other existing approved uses. The proposed change in Future Land Use results in a reduction of 1,016 PM Peak hour trips to what was anticipated to be generated by this development. This will result in a reduction of impact to the surrounding roadways.

According to the Annexation Agreement for Lulfs Grove roadway improvements will be required as stated below:

- Pay a fair share amount or construct the 2 lane extension of McCarty Road between the south boundary of this property going north up to E/W 5.
- Pay a fair share amount or construct the 2 lane construction of E/W 6 from Glades Cut Off Road west to western boundary of this property.

A more detailed traffic analysis will be required upon submittal of future site development plans.