



MEMORANDUM

TO: Planning and Zoning Board Members

VIA: Mary Savage-Dunham, AICP, CFM, Director of Planning & Zoning

FROM: Bridget Kean, Deputy Director

SUBJECT: Agenda Item 8.b
P24-070 - 10th Amendment to the Ravello PUD

DATE: November 6, 2024

- Attached is the Public Works Department traffic memo for the agenda item referenced above.

Attachments:

1. Request to Table



PUBLIC WORKS

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

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

DATE: November 6, 2024

SUBJECT: P24-070 Ravello PUD Amendment #10
Traffic Generation, Stacking & Circulation Approval

This application and the most updated Trip Calculation Letter for Ravello PUD prepared by Kimley-Horn and Associates, Inc. dated October 24, 2024 submitted with this PUD has been reviewed by the Public Works Department and our 3rd party traffic consultant, WSP USA.

Previously this PUD was approved as Commercial and Residential use with an approval of 536 PM Peak hour trips. They are vested to allow this many trips based on the existing PUD. Based on this application to remove the Commercial use and replace with Institutional, the proposed Institutional Land Use designation will be a reduction in trips. This Traffic Calculation Letter included an analysis for an assisted living facility for the Institutional Land Use with a maximum of 150 units.

According to the Institute of Traffic Engineer's Trip Generation Manual, the assisted living facility would produce a significantly lower amount of trips than the current Commercial designation. The change to Institutional Land Use for assisted living would result in a decrease of PM Peak Hour trips for this property.