

MEMORANDUM

TO: Bethany Grubbs, ACIP - Senior Planner, Planning & Zoning

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

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: October 23, 2025

SUBJECT: (P25-121) MedSquare Becker Road PUD
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by PTC Transportation Consultants dated August 27, 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, and Public Works Policy 19-01pwd.

The proposed improvements for the MedSquare Becker Road PUD is anticipated to generate a cumulative 2,251 Average Daily, 226 AM Peak Hour and 283 PM Peak Hour driveway trips. The number of trips are a decrease from the previously approved development; therefore, will not require any traffic mitigation.