

MEMORANDUM

TO: Francis Forman – Planner III, Planning & Zoning

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

DATE: May 27, 2025

SUBJECT: P23-159 Gatlin Plaza PUD Amendment No.4
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated February 12, 2025 has been reviewed by the Public Works Department and the City's 3rd party traffic consultant, WSP USA, 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.

Based on the review, Exhibit 10 of the proposed PUD Amendment has been modified to list the following additional traffic improvements that will be required by this development at various stages of development to mitigate for their impacts:

1. Prior to the issuance of any building or site development permits (excluding mass grade permits), collectively authorizing more than 400,000 square feet of commercial space in the Gatlin Plaza PUD, the developer shall provide, or cause to provide through the execution of an approved development agreement or equivalent order, the following transportation network improvements:
 - a. Intersection of Gatlin Boulevard & Brescia Street:
 - i. Convert the northbound approach to this intersection (Brescia Street) to 2 left-turn lanes and 1 shared through/right-turn lane.
 - ii. Extend shared through/right-turn lane approximately 160 feet from current position to approximate access drive at Home Depot site.
 - iii. Provide for necessary Signal Head and Signal Adjustments to support this restriping improvement and lane adjustment.
 - b. Intersection of Fondura Street and Gatlin Boulevard:
 - i. Add northbound right turn lane.
 - ii. Provide for necessary Signal Head and Signal Adjustments to support this lane addition.

- c. East side Driveway 2 & Hayworth Avenue:
 - i. Convert the intersection of the Gatlin Plaza Internal Access Drive with Hayworth Avenue to an 'All-Way' stop controlled intersection.
 - ii. Improve sight-triangle visibility at intersection.
 - d. Intersection of Hayworth Avenue & Edgarce Street:
 - i. Restripe the Hayworth Avenue & Edgarce Street intersection to provide for enhanced traffic operation visibility.
 - ii. Remove stop signs for Hayworth Avenue, allowing for free flow movement along Hayworth Avenue.
2. Prior to the issuance of any building or site development permits (excluding mass grade permits), collectively authorizing more than 600,000 square feet of commercial space in the Gatlin Plaza PUD, the developer shall provide, or cause to provide through the execution of an approved development agreement or equivalent order, the following transportation network improvements:
- a. Gatlin Boulevard & Brescia Street:
 - i. Installation of second, eastbound left-turn lane (to northbound Brescia Street). This improvement will require the addition of a new receiving lane on NB Brescia Street.
 - ii. Signal adjustments at the intersection Gatlin Boulevard & Brescia Street in support of the additional left turn lane.

Public Works would like to recommend a condition of approval to include:

1. 6 months after certificates of occupancy for a cumulative total of 400,000 square feet of uses in the PUD has been issued, the owner of the property, labeled as Tract B in the PUD, must provide a traffic analysis using a methodology and form acceptable to the City to provide evidence that the traffic impacts caused by the entitlements allocated to Tract B through the Fourth Amendment to the PUD will be and/or are being sufficiently mitigated. Any traffic issues identified in the traffic analysis and caused by the development or proposed development within Tract B must be addressed in a manner that is acceptable to the City by the owner of Tract B. The issues must be addressed to the satisfaction of the City within 90 days of being identified by the City and before development approvals or permits for development upon Tract B will be issued by the City. The City may also request subsequent traffic analyses be conducted, that may result in additional improvements being identified, as part of the owner's method of satisfying traffic issues identified by the initial traffic analysis.