

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

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

DATE: November 15, 2024

SUBJECT: P24-033 Ravello Comprehensive Plan Amendment
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 November 15, 2024 submitted with this Comprehensive Plan was reviewed by the Public Works Department and our 3rd party traffic consultant, WSP USA.

Currently, the Future Land Use is designated as Commercial and Residential. Based on this, the proposed Institutional Future Land Use will be a reduction in trips. This Traffic Calculation Letter included an analysis for an assisted living facility.

The change to Institutional Future Land Use for assisted living results in a decrease of PM Peak Hour trips for this property. According to the Institute of Traffic Engineer's Trip Generation Manual, the assisted living facility would produce 253 fewer trips than the current Commercial and Residential designation.