

MEMORANDUM

TO: Marissa Da Breo-Latchman, Planning & Zoning

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

DATE: August 5, 2025

SUBJECT: Pine Tract PUD Amendment (P24-216)
Traffic Generation, Stacking & Circulation Approval

This application prepared by Common Oak Engineering, LLC dated February 26, 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 PUD Amendment proposes to reduce the Parcel A maximum commercial gross floor area from 35,000 SF to 11,000 SF. In addition, the total residential dwelling units within Parcel B will be reduced from 182 to 132. Based on these proposed reductions, there is no additional traffic mitigation anticipated for these changes.