

## MEMORANDUM

TO: Bethany Grubbs, Senior Planner, Planning & Zoning

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

DATE: November 25, 2024

SUBJECT: P24-111 Club Med PUD Amendment  
Traffic Generation, Stacking & Circulation Approval

---

This application and the most updated Traffic Impact Letter for Club Med prepared by Simmons & White dated October 30, 2024 submitted with this PUD has been reviewed by the Public Works Department and our 3<sup>rd</sup> party traffic consultant, WSP USA and found to be in compliance with the adopted level of service, requirements of Chapter 156 of City Code, and Public Works Policy 19-01PWD.

Currently the site is partially utilized by a private school that was not originally allowed in the PUD documents. Based on this, the school was not included in any original traffic approval. This Traffic Impact Statement included an analysis for 150 private high school students.

According to the Institute of Traffic Engineers Trip Generation Manual, 150 private high school students would generate 60 PM Peak hour trips. The private school is currently operating with 117 students which is 47 PM Peak hour trips. Even though the school traffic was not originally approved, the increase in students over what is currently operational will result in only 13 additional PM Peak hour trips over what is existing today. This amount of traffic is considered to be negligible impacts for the area.