

MEMORANDUM

TO: Francis Forman – Planner III, Planning & Zoning

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

DATE: August 13, 2025

SUBJECT: P17-057-A5 Gatlin Plaza – BJ's Wholesale Club
Traffic Generation & 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. The Traffic Report was reviewed as part of the Planned Unit Development (PUD) Amendment approved at the City Council Meeting of 7/28/2025.

Based on the review, the Site Plan Amendment for adding the BJ's Wholesale club building to the existing Site plan will bring the total existing and proposed buildings to a total of 495,909 square feet on the Site plan.

According to the conditions in the most recently approved PUD Amendment for this property, the following transportation improvements will be required prior to any building or site development permits via a development order:

- 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.

Future improvements are conditioned in the PUD Amendment but will not be triggered with the construction of this site plan.