

Via email: (bryan@crunchconstruction.net)

Ref: 5708.01

TECHNICAL MEMORANDUM

To: Bryan Collyer
From: Matthew West, AICP
Date: July 20, 2022
Subject: East Granada Apartments - Rezoning Traffic Impact Analysis (RTIA), Ormond Beach, FL

INTRODUCTION

LTG, Inc. (LTG) has been retained Dime Rock Construction, Inc. to prepare a traffic analysis in support of a rezoning to Planned Residential District (PRD) in the City of Ormond Beach, Florida. The proposed PRD rezoning application will amend the City’s zoning map to permit a PRD zoning on the 0.758-acre site. The proposed zoning specifies uses and development intensity for the property. The subject site is located on Granada Boulevard, just east of Vining Court, in the City of Ormond Beach, Florida.

The methodology and procedures used in this analysis are consistent with the guidelines for the City of Ormond Beach and the River to Sea Transportation Planning Organization (R2CTPO).

TRIP GENERATION FOR THE EXISTING ZONING AND THE FUTURE LAND USE DESIGNATION VS THE PROPOSED ZONING

The trip generation for the existing and proposed zonings were determined using the Institute of Transportation Engineers (ITE) document, *Trip Generation Manual*, 11th Edition.

The proposed project site is currently zoned as Central Business (B-4) with a future land use of General Commercial. Based on the allowable 0.7 floor area ratio (FAR), the 0.758-acre site would permit a maximum density of 32 dwelling units or a maximum intensity of 23,112 square feet of commercial development. Strip Retail Plaza (<40k), land use code 822, was utilized as the highest trip-generating use that would be permitted. The total daily, AM peak-hour and PM peak-hour trips for the existing zoning are presented in Table 1. As indicated, the existing zoning would generate 1,205 gross average daily trips, 55 a.m. peak-hour trips, and 152 p.m. peak-hour trips.

**Table 1
Existing Zoning Trip Generation
East Granada Apartments**

Time Period	Zoning	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	B4	Strip Retail Plaza (<40k)	822	$T=42.2(X)+229.68$	23.112	KSF	50%	50%	603	602	1,205
AM Peak-Hour				$T=2.36(X)$			60%	40%	33	22	55
PM Peak-Hour				$T=6.59(X)$			50%	50%	76	76	152

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The proposed zoning designation the applicant is requesting is Planned Residential District (PRD) zoning to construct a maximum of 24 dwelling units. Note that the proposed 24 dwelling units does not exceed the current allowable density of 32 dwelling units based on the current General Commercial designated future land use. The total daily, AM peak-hour and PM peak-hour trips for the proposed zoning are presented in Table 2. As indicated, the proposed build-out development program for the PRD zoning produces 68 daily trips, 9 a.m. peak-hour trips and 10 p.m. peak-hour trips.

**Table 2
Proposed Rezoning Trip Generation
East Granada Apartments**

Time Period	Zoning	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	PRD	Multifamily (Mid-Rise)	221	$T=4.77(X)-46.46$	24	DU	50%	50%	34	34	68
AM Peak-Hour				$T=0.37(X)$			23%	77%	2	7	9
PM Peak-Hour				$T=0.39(X)+0.34$			61%	39%	6	4	10

POTENTIAL TRIP GENERATION COMPARISON

Table 3 compares the total trip generation between the existing B4 zoning and the proposed PRD zoning.

**Table 3
Potential Trip Generation Comparison
East Granada Apartments**

Time Period	Existing	Proposed	Difference
Daily	1,205	68	1,137 Decrease
AM Peak-Hour	55	9	46 Decrease
PM Peak-Hour	152	10	142 Decrease

CONCLUSION

This study was conducted to evaluate the impact that a change in zoning designation would have on potential trip generation on the property. When evaluating the difference between the existing B4 zoning and the proposed PRD zoning, it should be noted that the requested PRD zoning is far below the R2CTPO threshold for a Traffic Impact Analysis. The proposed rezoning is recommended for approval.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name : Matthew West

Signature: 

Date: July 20, 2022