

# Traffic Impact Analysis

*Walden Lake*

Plant City, Florida

## Technical Addendum #3

May 2016

Prepared by:



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### **Effects of Revised Site Plan**

The final report for the Walden Lake traffic impact analysis, dated January 2015, was based on a site plan provided for use in the analysis. Since that time, the site plan has been modified. The updated (April 2016) plan indicates a total potential build-out of 216 multi-family residential units and 146 single-family residential units. As compared to the previous version, the number of multi-family units is essentially unchanged, the number of single-family units is somewhat lower, and the assisted care living facility has been eliminated. Collectively, this yields a lower total trip generation associated with the re-development: 2,920 daily trips (compared to 3,887 previously), 222 AM peak hour trips (278), and 284 PM peak hour trips (368). As the distribution remains unchanged, the trips assigned to study intersections will be correspondingly lower. Therefore, the revised site plan will not introduce the need for any transportation impact mitigation requirements.

### **Review of City Staff Report**

The City of Plant City Planning & Zoning Division has prepared a staff report associated with the development rezoning. This report includes a section on transportation facility impacts that summarizes the findings of the originally submitted report and two technical addenda. Sprinkle Consulting has reviewed this section of the staff report and is in agreement with its contents, which are still valid for the revised proposal (April 2016). It is worth noting that the first technical addendum, dated March 2015, described the signalization of the intersection of Turkey Creek Road and Sydney Road as being "imminent" based on discussions with Hillsborough County. As of May 2016 that signalization has not occurred, but is at 95 percent completion according to City staff.