

DEVELOPMENT SERVICES



April 19, 2016

[Revised May 18, 2016](#)

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Southwest Quadrant JTB/I-295 PUD aka Hines PUD
R-2016-283**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Provide a traffic study for site connections to Gate Parkway, with signal warrant analysis, to determine if existing turn lanes are sufficient for expected traffic volumes or if additional lanes are needed. Provide right turn lane warrant for any proposed driveway that does not currently have a right turn lane.
2. ~~Number, Location and design of driveways to site shall be reviewed and approved by City Traffic Engineer. Provide justification for 5 driveways to site. LDPM Section 2 reads: As an exception, additional driveway(s) may be permitted for large developments when it is shown that the additional driveway(s) is essential to provide adequate access to the development and will not adversely affect the safety or level of service of the existing roadway.~~
3. Any proposed parking with a public right-of-way shall meet design standards of Section 656.607 of the Zoning Code and require approval from City Traffic Engineer.
4. Parking spaces that are allowed to be 16' in depth versus the required 18', referenced in Section D. 4. Perimeter Vehicle Use Area Buffer, shall be signed and striped [per Section 656.607 (c)] as Compact parking.
5. Traffic does not support 14' 5" parking spaces shown in Exhibit 3A. If allowed, these spaces should be signed and striped as Compact.
6. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.