



MEMORANDUM

DATE: September 10, 2013

TO: Jody McDaniel
Planner II, Community Planning

FROM: Lurise Bannister
Planner II, Transportation Section

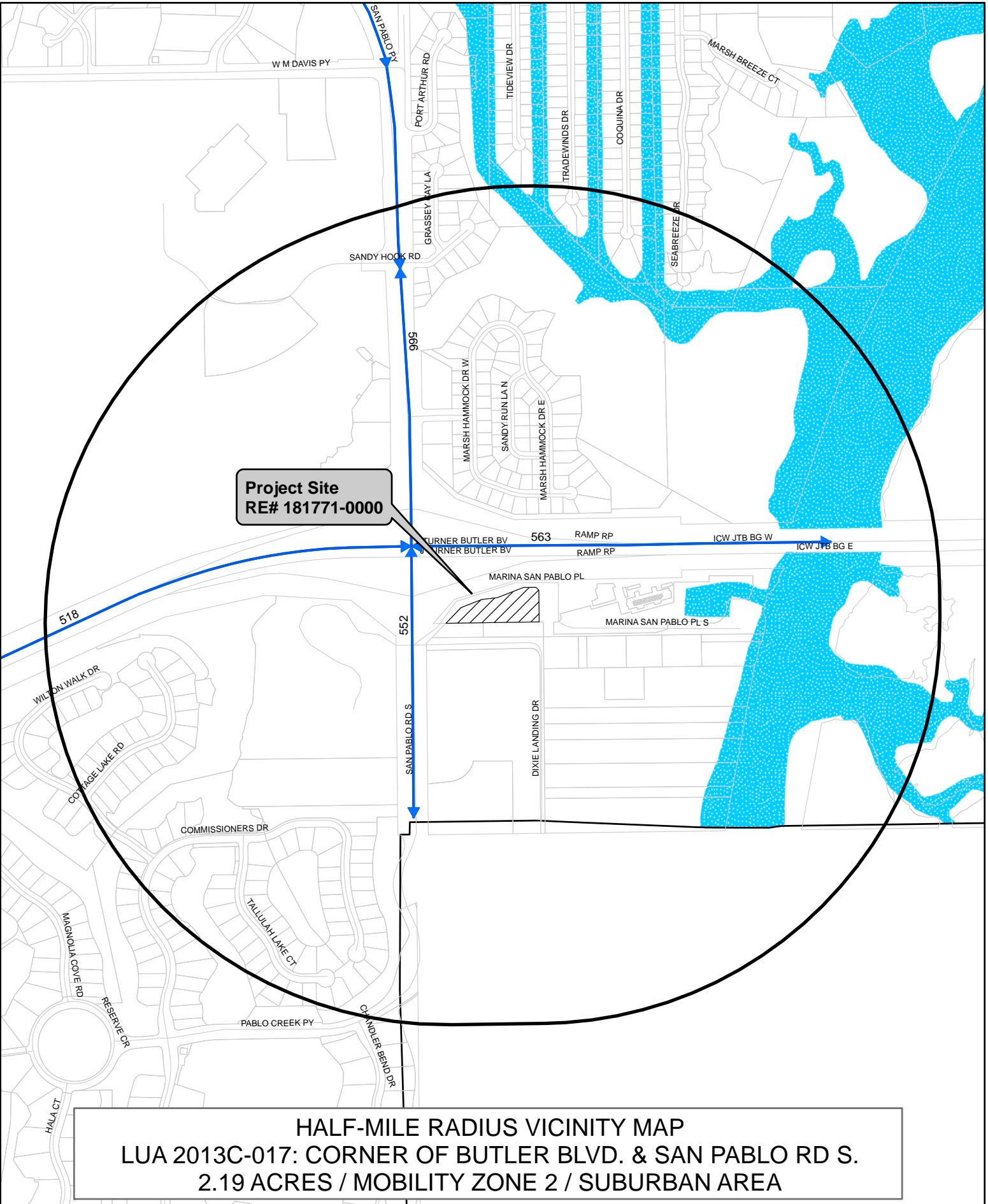
SUBJECT: Transportation Impact Analysis for LUA 2013C-017

This traffic impact analysis was conducted for Comprehensive Plan Amendment (CPA), a 2.19 acre site located at the corner of J. Turner Butler Boulevard and San Pablo Road in Jacksonville, Florida. The real estate number for the parcel as identified by the City of Jacksonville Property Appraiser's office is 181771-0000 (Vicinity Map attached).

Trip generation was estimated using the *ITE Trip Generation Manual*, 9th Edition. The current land use for this property is Residential/Professional/Institutional (RPI) which allows 0.5 FAR per acre. This could result in a total 47,698 square feet of office/institutional use (ITE Land Use Code 710), on the 2.19 acre site. The number of trips expected to be generated by the existing potential use is 526 daily and 71 PM peak hour trips. The proposed land use is Community/General Commercial (CGC) which allows 0.35 FAR per acre. The proposed use of property is for a 140-room hotel space (ITE Land Use Code 310). The proposed land use will generate 880 daily and 83 PM peak hour trips. There were 354 net daily and 12 PM peak hour trips for the roadway link analysis. A copy of the Trip Generation table is attached as **Table A**.

Trip distribution was conducted using the most recent version of the North Florida Transportation Planning Organization's NERPM model. **Table B** shows the resultant trip distribution percentages for each of the study area links. The results in **Table C** include the complete roadway characteristics, the amendment daily traffic for each link, the total traffic with 5-year growth, and the new proposed level of service of the roadway link.

San Pablo Road is the directly accessed functionally classified roadway to be impacted by this project and is currently operating at an acceptable LOS C. San Pablo has a maximum daily service volume of 39,800 vpd and a 2012 daily traffic volume of 4,974 vpd. This road segment currently has sufficient capacity to accommodate the expected traffic volumes proposed by this development.



HALF-MILE RADIUS VICINITY MAP
LUA 2013C-017: CORNER OF BUTLER BLVD. & SAN PABLO RD S.
2.19 ACRES / MOBILITY ZONE 2 / SUBURBAN AREA

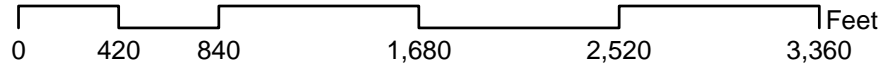


Table A

Trip Generation Estimation

Section 1

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
Undeveloped	2.19							0	0	0
Total Section 1									0	0

Section 2

Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
RPI / CRO	2.19	710	47,698	1,000 SF OF GLA	T = 1.49 (X) / 1000	71	0.00%	0.00%	71	
					T = 11.03 (X) / 1000	526	0.00%	0.00%		526
Total Section 2									71	526

Section 3

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC / PUD	2.19	310	140	ROOMS	T = 0.59 (X)	83	0.00%	0.00%	83	
					T = 8.95 (X) -373.16	880	0.00%	0.00%		880
Total Section 3									83	880
Net New Trips = Section 3 - Section 2 - Section 1									12	354

Source: Trip Generation, 9th Edition, ITE

* Pass-by Trip % - COJ Planning & Development Department

2013C-017 Produced by: **Planning and Development Department** **LB**
 Application Number: **2013C-017**
 Ordinance Number: **0** Date **9/12/2013**

Table B

Net New Daily External Trip Distribution

a 12	b 354	= Total Net New External Trips (Table A)	c	(b*c)	(a*c)
Link ID 2.19	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Daily External Amendment Trips	Net New Peak Hour External Amendment Trips
552	SAN PABLO RD	J. TURNER BUTLER BLVD TO ST. JOHNS COUNTY LINE	98.50%	349	12
518	J TURNER BUTLER BLVD (SR 202)	HODGES BLVD TO SAN PABLO RD	50.10%	177	6
563	J TURNER BUTLER BLVD (SR 202)	SAN PABLO RD TO INTRACOASTAL WATERWAY	31.00%	110	4
566	SAN PABLO RD	WM DAVIS PKWY/PORT ARTHUR TO J TURNER BUTLER BLVD	58.70%	208	7

BOLD Indicates Directly Accessed Segment(s)

Table C

Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or Non-State Road	Number of Lanes	Adopted Service Volume	Background Traffic			Amended Trips Daily External	Total Trips Daily External	Percent Capacity Used with Amened Trips	Pk Hour LOS with Land Use Change
						Daily	Daily Volumes	1 Year Growth %*	Volumes w/ 5 yr Growth				
						a	b	c	d	e	f	g	h
552	SAN PABLO RD	J. TURNER BUTLER BLVD TO ST. JOHNS COUNTY LINE	Minor Arterial	CITY	4	39,800	4,974	7.61%	7,177	349	7,526	18.91%	C
518	J TURNER BUTLER BLVD (SR 202)	HODGES BLVD TO SAN PABLO RD	Freeway	FDOT	6	116,600	77,500	1.70%	84,315	177	84,493	72.46%	C
563	J TURNER BUTLER BLVD (SR 202)	SAN PABLO RD TO INTRACOASTAL WATERWAY	Freeway	FDOT	4	77,900	59,500	1.90%	65,371	110	65,481	84.06%	C
566	SAN PABLO RD	WM DAVIS PKWY/PORT ARTHUR TO J TURNER BUTLER BLVD	Minor Arterial	CITY	6	59,900	33,888	0.95%	35,529	208	35,736	59.66%	C

* As determined from Trend Analysis or FDOT LOS Report
BOLD Indicates Directly Accessed Segment (s)

Data from City of Jacksonville Road Most recent Links Status Report dated 9/1/2013
Data from 2012 FDOT LOS Report dated 9/1/2013

Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area

