



Public Works Department
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February 2, 2018

Mr. Richard Stiles
Stantec Consulting Services, Inc.
777 South Harbour Island Boulevard, Suite 600
Tampa, FL 33602

RE: Project Name: Cresswind at Lakewood Ranch
Project # PDR-17-19 (Z)(P) DTS # 20170260

Dear Mr. Stiles,

Manatee County Transportation Planning Division staff have reviewed and accepted the Traffic Impact Statement (TIS) submitted February 2, 2018. The proposed land use is for the construction 648 Senior Adult Housing detached units. The project is located in Northeast Sector, north of Rangeland Parkway between Uhlein Road/172nd Street East and Bourneside Boulevard, and specifically identified as Parcel F (see attachment).

The TIS was prepared by Stantec Consulting Services, Inc. Based on the data provided in this document, the Applicant has addressed the Comprehensive Plan requirements for a Preliminary Site Plan (PSP) with a rezone application. The applicant has elected to defer concurrency at this time. A detailed analysis will be required at the time of concurrency application based on the Northeast Sector Traffic Study.

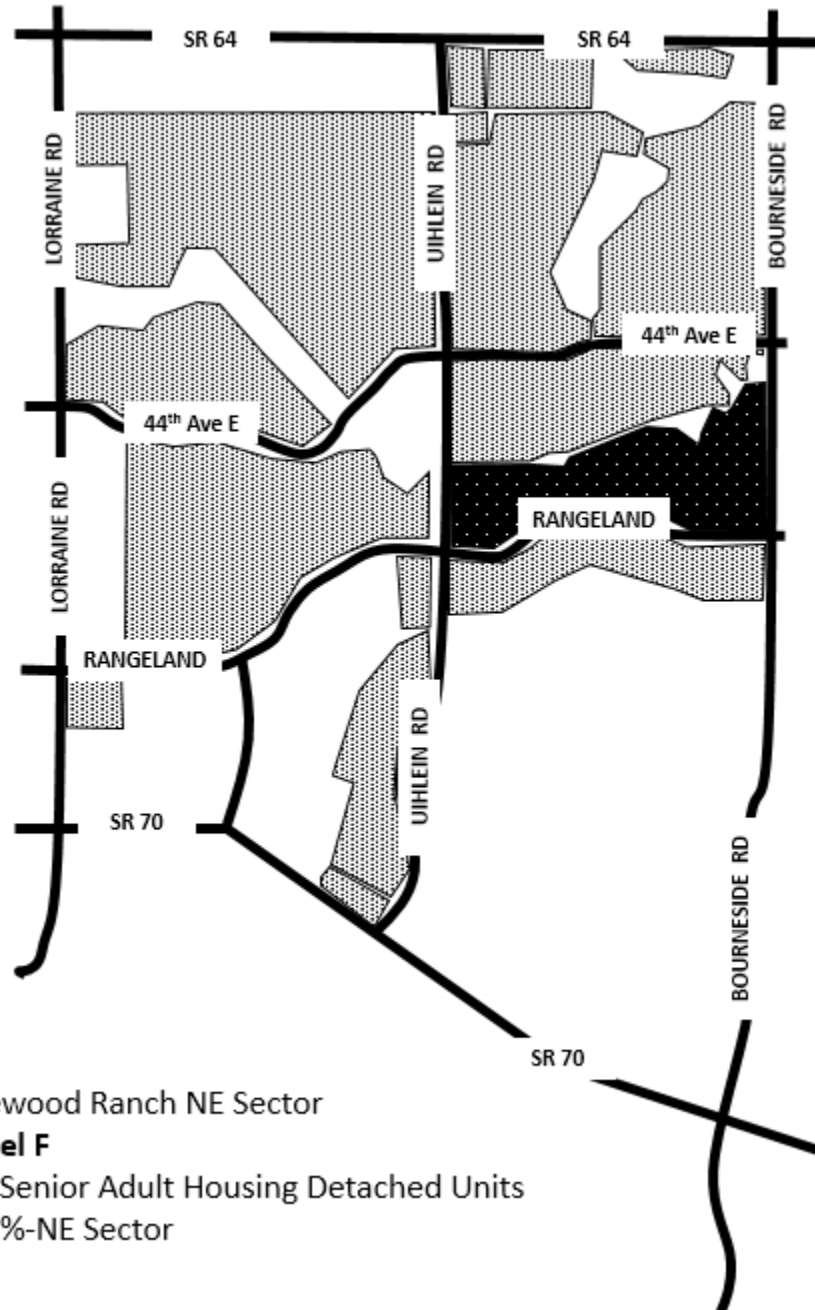
If you have any questions or require further assistance, please contact Clarke Davis (941.708.7450 x7272, Clarke.Davis@mymanatee.org) or me at the number above.

Sincerely,

Nelson Galeano
Transportation System Engineer
Transportation Planning Division

cc: Clarke Davis
Susan Barfield
Rosina Leider

Attachment



Lakewood Ranch NE Sector
Parcel F
648 Senior Adult Housing Detached Units
2.03%-NE Sector

To: Nelson Galeano, P.E.
Manatee County

From: Richard Stiles, AICP
Stantec Tampa

File: Project No: 215810690

Date: February 2, 2018

**Reference: Cresswind at Lakewood Ranch – Traffic Impact Statement
PDR-17-19(Z)(P) DTS#20170260(1)**

Pursuant to a proposed rezoning of the subject property, and as a supplement to the detailed analysis provided in the NE Sector Traffic Impact Analysis, Stantec is providing this estimate of trip generation from the subject site under both existing and proposed zoning. The site is currently zoned A. The maximum development density under A is 0.2 units per acre. The proposed zoning is a planned unit subdivision comprising 648 detached sr. adult housing units. The total site acreage is 249.4 acres.

Trip Generation

Trip generation for both the current zoning and proposed zoning was estimated using ITE *Trip Generation*, 9th Edition (2012). For the current zoning, the maximum allowable density of 0.2 units per acre was assumed, resulting in a total maximum development of 49 units. The estimated PM peak hour trip generation is reported below.

| ITE Land Use Category | Units | Development Size | PM Peak Trip Rate/ Equation | PM Enter Split | PM Exit Split | PM Peak Gross Trips | | |
|--------------------------------------|-------------------|------------------|--|----------------|---------------|---------------------|-----------|-----------|
| | | | | | | Enter | Exit | Total |
| Single-Family Detached Housing - 210 | Per Dwelling Unit | 49 | $\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51$ | 63% | 37% | 35 | 20 | 55 |
| Total | | | | | | 35 | 20 | 55 |

For the proposed rezoning to planned zoning, the site plan for the rezoning includes 648 detached sr. adult housing units. The estimated trip generation for the proposed zoning is reported in the table below.

| ITE Land Use Category | Units | Development Size | PM Peak Trip Rate/ Equation | PM Enter Split | PM Exit Split | PM Peak Gross Trips | | |
|----------------------------------|-------------------|------------------|--|----------------|---------------|---------------------|-----------|------------|
| | | | | | | Enter | Exit | Total |
| Sr. Adult Housing Detached - 251 | Per Dwelling Unit | 648 | $\text{Ln}(T) = 0.75\text{Ln}(x) + 0.35$ | 61% | 39% | 111 | 71 | 182 |
| Total | | | | | | 111 | 71 | 182 |



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Reference: Cresswind Lakewood Ranch Operational Analysis

The proposed zoning results in a maximum potential PM peak hour trip increase of 127 trips. The approved N.E. Sector Traffic Impact Study, which includes this project, assumed 659 detached sr. adult housing units, and thus represents a conservative estimate of project impacts for concurrency purposes.

Our understanding is that the information provided in this memo is sufficient to meet the requirements for rezoning purposes. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink that reads 'Richard A. Stiles'.

Richard Stiles, AICP
Senior Project Manager
Ph: 813-223-9500
richard.stiles@stantec.com