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RIZZO REZONE

TRAFFIC IMPACT STATEMENT - REZONE

Submitted July 16, 2019

Revised September 14, 2019

Revised October 31, 2019

Record Number: PLN1907-0098/Project Number: Z-19-23

Narrative

This project is located at 2604 14th Street West, Bradenton, Florida 34205 in the southwest quadrant of 14th Street West and 26th Avenue West. The property is currently developed as restaurant with 1975 s.f. building and parking which was constructed in 1965 according to the Manatee County Property Appraiser's office. The proposed project is to rezone a 0.784 +/- acre parcel of land from GC & RSMF-6 zoning to GC zoning (FAR= 0.35 max). This Traffic Impact Statement (TIS) is supporting the rezoning application and will evaluate the trip generation potential associated with the existing parcel/development conditions to the maximum "worst case scenario" allowed under the proposed zoning.

Trip Generation – Existing Conditions (Current Zoning)

Table 1a below indicates the estimated trips using ITE Trip Generation 10th Edition for the existing site conditions under the current zoning.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
933	Fast food Restaurant w/o drive thru	0.602 KSF	9	8	17
931	Quality Restaurant	1.373 KSF	7	4	11
	Total	1.975 KSF	16	12	28

Trip Generation – Proposed Conditions (Proposed Zoning)

Table 1b below indicates the estimated trips using ITE Trip Generation 10th Edition for a “worst case scenario” of maximum development under the proposed zoning conditions.

TABLE 1b. Trip Generation – Proposed Zoning

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
820	Shopping Center	11.972 KSF	54	59	113
	Total	11.972 KSF	54	59	113

Based on the trip generation calculations, the proposed “worst case scenario” rezoning would have no increase in the PM Peak Hour trips to the adjacent thoroughfare network.

Impact Area

To gauge the impacts of a “worst case scenario” of maximum development under the proposed zoning conditions the significant impact area includes the first-impacted thoroughfares. The applicant does not propose at this time to add additional building area to the site. Therefore, the survey is the site plan for the facility.

14th Street West is the first-impacted thoroughfare and is included in the analysis. Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
2232	US 41 (Bus)	Cortez Rd.	26 Av W	4D	D	3750	85	2.27%

As shown in Table 2, the development’s traffic does not meet the five percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because the five percent test is not met for it, it is assumed not to be met for any other road segments.

Level of Service Analysis

Table 3 below summarizes the generalized level of service analysis on the impacted roadways under the proposed conditions.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
US 41 (Bus)	Cortez Rd.	26 Av W	2379	48	85 Additional	2512	C

Based on the analysis, the impacted segment of 14th Street West is expected to operate at or above the adopted LOS D standard. Please note that with the existing building with not new building area and the same use not additional trips are proposed.

Access

The project will have access to the thoroughfare network via two existing driveways along 14th Street West and one driveway on 26th Ave. W.

Multi-Modal Transportation

Existing Sidewalks are located on the east and west sides of 14th Street West. Bus transportation is provided on 14th Street West by Manatee County with bus stops located 132' north and 434' south of the site's building.

Patron to the site will be able to use any of the following to access the site: the mass transit system, sidewalks on both the east and west sides of 14th St. W. or the road system adjacent to the site

Conclusion

The proposed rezoning is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways under a "worst case scenario" as demonstrated in the level of service analysis conducted in this report.

Support Documentation

Attached are the following documents.

1. Manatee County Link sheet
2. Appropriate ITE Land Use Code Pages
3. Site survey
4. SITE MAP/Aerial

ENGINEER'S CERTIFICATION

The Traffic Impact Statement for the Rizzo Rezone was prepared by me or under my direct supervision.

William Reed Cook, Jr., P.E.
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Authorization Number: 26028
Date: _____

William R. Cook, Jr., State of Florida Professional Engineer, Licensed No. 34806. This item has been digitally signed and sealed by William R. Cook, Jr., P. E. on 9/17/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.