



## MEMORANDUM

TO: Planning Commission

FROM: Brianna Addotta, Assistant Planner

DATE: June 9, 2018

SUBJECT: Dr. Mason Historic and Design Review (HR2018-0001 DR2018-0064) Supplemental Memo

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Staff provides this supplemental memo to provide additional findings related to compliance with Chapter 60.

### ***Staff Report Additional Information***

The following findings are in response to approval criterion 11 (HR2018-0001) and 5 (DR2018-0064) and should be considered in addition to the previously provided findings.

A traffic Impact Analysis (TIA) is required when the proposed land use change or development will generate 300 vehicles or more per day in average weekday trips. The subject parcel is approximately 2,400 square feet in size and was most recently used as a retail facility. The applicant's proposal is to modify the existing building to an eating and drinking establishment. Per the Trip Generation Manual 9<sup>th</sup> edition published by the Institute of Transportation Engineers (ITE), under the existing use (ITE Land Use 826 Specialty Retail) the site would generate approximately 106 trips per day. Under the proposed use (ITE Land Use 931 Quality Restaurant) the site would generate approximately 216 trips per day. The difference in the trips generated between the existing use and the proposed use is less than 300-trip per day. Therefore this proposal does not require a Traffic Impact Analysis.

Note: Applicants may propose a retail/office use, not eating and drinking as previously stated. Eating and Drinking establishment traffic counts in the ITE manual are higher than retail or office, thus this analysis is still valid.