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Late Backup

**MEMORANDUM**

**TO:** File of case C14-2014-0136 - Cameron Apartments

**FROM:** Jerry Rusthoven, Current Planning Manager  
Planning and Zoning Department

**DATE:** August 21, 2015

**SUBJECT:** TIA Waiver for Cameron Apartments

When this case was filed a waiver was granted to the requirement to conduct a traffic impact analysis because the applicant agreed to limit the trips to less than 2,000 vehicle trips per day. The proposed project at that time was 309 multi-family units which is right at 2,000 vpd. As the case went through first and second readings at City Council the Council added a commercial tract to the property but still left the number of apartments the same. To account for the increase in traffic the Council increased the trip cap to 4,000. At the same time the Council required that at least \$15,000 will be provided by the applicant for traffic, pedestrian or transit related improvements on or near the site at the time of a first site plan on the property. The requirement for the improvements does not include items otherwise required by the City Code. The improvements shall be approved by the City at the time of a first site plan approval on the property. The commercial tract is just under an acre in size and will likely be a use with a high amount to pass by traffic. In addition the commercial use will serve the apartments and will also have much internally captured traffic. Because of these two factors and the mitigation money provided for traffic improvements the staff is still agreeing to waving the requirement for a TiA.

**Cc** Heather Chaffin, Case Manager, Planning and Zoning  
Deborah Thomas, Acting Deputy City Attorney  
Gregory I. Guernsey, Director, Planning and Zoning  
George Adams, Assistant Director, Development Services Dept.