



MEMORANDUM

TO: Sherri Sirwatis, Case Manager
CC: Hugo Elizondo, Cuatro Consultants, LTD
FROM: Amanda Couch, Senior Planner
DATE: April 2, 2015
SUBJECT: Neighborhood Traffic Analysis for MMK Ventures, LLC
Zoning Case # C14-2014-0193

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 34.2-acre tract is located in north Austin at 1601 Cedar Bend Drive. The site is currently zoned Limited Office- Mixed Use- Conditional Overlay (LO-MU-CO) and is vacant. The proposed zoning is Townhouse and Condominium Residential (SF-6). Zoning to the north and to the west is primarily single family and to the south and east is park land. The zoning request is for Single Family residence (SF-6) to townhouse and condominium residence- conditional overlay as amended (SF-6-CO).

24 hour traffic counts were taken on Friday, March 13, 2015. The applicant has agreed to a Conditional Overlay (CO) limiting the site to 2,000 vehicle trips per day (vpd). The NTA will be conducted under the assumption that no more than 2,000 vpd will be generated by this site.

Roadways

Old Cedar Lane is classified as a local road and is proposed to provide access to the site. The roadway currently has curb and gutter with 66' of right-of-way and 54' of pavement width. No sidewalks or bike lanes exist.

Scofield Farms Drive is classified as a commercial collector and stubs out on the northern end of the zoning case. The roadway currently has curb and gutter with 70' of right of way and 45' of pavement width. Sidewalks are existing with no bike lane.

Cedar Bend Drive is classified as a commercial collector and stubs out on the northern end of the zoning case and is aligned with Scofield Farms Drive. The roadway currently has a curb and sidewalk on one side.

Cearly Drive is an unimproved dedicated right-of-way entirely within the zoning case tract.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 34.2 acre development, with the requested zoning of SF-6, could potentially generate 2,469 trips at max building out, excluding all setbacks and impervious cover limits. However, the applicant has agreed to limit the trips to 2,000 vpd., therefore the trip generation has been adjusted.

Table 1.		
Land Use	Size	Adjusted Trip Generation
Condominium	34.2 acres	2,000
TOTAL		2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Scofield Farms Drive	57%
Cedar Bend Drive	36%
Old Cedar Lane	7%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Scofield Farms Drive	3,576	1,140	4,716	32%
Cedar Bend Drive	2,244	720	2,964	32%
Old Cedar Lane	464	140	604	30%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

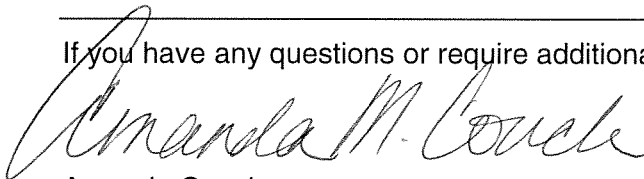
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Recommendations/Conclusions

1. The traffic, generated by the proposed zoning, along Scofield Farms Drive and Cedar Bend Drive will exceed the requirements established in Section 25-6-116. Prior to site plan or subdivision, whichever comes first, the applicant will be required to post fiscal for improving the roadway width up to 40 feet for the entire street frontage along the property. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

2. At time of site plan or subdivision, whichever comes first, that the connection between Scofield Farms Drive and Cedar Bend Drive be constructed to City of Austin Standards.
3. In accordance with the complete streets policy and Imagine Austin Comprehensive Plan and to reduce traffic on the future Scofield Farms Drive/ Cedar Bend Drive connection, staff recommends that right-of-way dedication and street improvements are required during the subdivision or site plan stage, whichever comes first, for Cearly Drive to connect with Old Cedar Lane. This connection will be reviewed and approved by City of Austin staff at time of subdivision or site plan. Connectivity, as mentioned above, shall be provided in accordance with Ordinance No. 20151210-045.
4. The Walnut Creek trail runs through the park directly to the south of the proposed zoning tract. Staff recommends that an access easement be dedicated to connect to the adjacent park land to ensure pedestrian and bicycle connectivity. The location and size of easement connection will be reviewed and determined at time of site plan or subdivision by Development Services Department and the Parks and Recreation Department.
5. In accordance with the Complete Streets Policy and Imagine Austin, staff recommends that a gated community be prohibited.
6. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me 974-2881.



Amanda Couch
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Planning and Development Review Department

