

Memo

Date: Thursday, October 26, 2023

Project: Mayberry Communities PCD File No. CS233 and SF2317

To: El Paso County

From: Joshua Hoffmann, P.E.

Subject: Mayberry Community Filing 2a Rezone

Revise to CS234 and VR2323

Introduction

Mayberry Community Development is in the process of rezoning Filing 2a from PUD to Commercial Services. This memo documents the trip generation changes from that of the Ellicott Town Center Filing 2 Traffic Impact Study PCD File Nos. CS192 & SF1910 report submitted September 2020.

Land Use

The intent of the land use has not changed from the September 2020 report. The intent of the Filing 2a site is to provide warehousing-type facilities with office space. The Institute of Transportation Engineers (ITE) Trip Generation Manual categorizes this land use type as General Light Industrial (Land Use Code 110). In particular, the General Light Industrial land use “emphasizes activities other than manufacturing.” Therefore, the purpose of this trip generation comparison will use general light industrial.

Trip Generation

The approved Filing 2 TIS from September 2020 used trip rates from the Trip Generation Manual, 10th Edition, 2017, showing the average weekday trips to 149. **Table 1** provides trip generation information for the average weekday and peak hours.

Table 1: Trip Generation Estimate from March 31, 2020 Report

Code	Description	Quantity	Units	Average Weekday	AM		PM	
					In	Out	In	Out
110	General Light Industrial	30	KSF	149	18	3	2	16

Since the site is being rezoned from PUD to Commercial Services, the latest edition of the Trip Generation Manual was used to determine the site traffic. Based on trip rates provided for General Light Industrial (Land Use Code 110) in the Trip Generation Manual, 11th Edition, 2021, the site is now anticipated to generate 163 average weekday vehicle trips. **Table 2** shows the increase in average weekday vehicle trips of 14 vehicles per day, and the anticipated weekday trips are less than or equal to those calculated with the previous edition of the Trip Generation Manual.

Table 2: Updated Trip Generation and Difference

Code	Description	Quantity	Units	Average Weekday	AM		PM	
					In	Out	In	Out
110	General Light Industrial	30	KSF	163	21	3	2	15
Trip Difference				14	3	0	0	-1

Conclusion

Although the Filing 2a site is being rezoned from PUD to commercial services, the intent of the development is the same. Therefore, the same land use code is being used to calculate the site-generated traffic. However, trip rates were updated to reflect the latest edition of the Trip Generation Manual, which increased the trips by an insignificant amount. According to the El Paso County Engineering Criteria Manual Appendix B, a TIS is not required if a site generates less than 100 daily trips or less than ten peak trips. Therefore, the analysis in the Ellicott Town Center Filing 2 Traffic Impact Study PCD File Nos. CS192 & SF1910 report, submitted in September 2020, are still valid, and no further analysis is required.