



ACCEPTED
CITY OF SCOTTSDALE
TRANSPORTATION DEPARTMENT



June 9, 2023

Ms. Madison Breen
Doggy Style Resort & Daycare LLC
8229 East Whispering Wind Drive
Scottsdale, Arizona 85255

DATE: 11 September 2023
REVIEWER: PMurphy

RE: TRIP GENERATION STATEMENT FOR PINNACLE PEAK PET RESORT – SCOTTSDALE, ARIZONA

Dear Ms. Breen:

Thank you for retaining CivTech to provide a traffic statement for Doggy Style Resort & Daycare, LLC for the client's proposed redevelopment located at 7474 East Pinnacle Peak Road in Scottsdale, Arizona. The project will consist of Maricopa County Assessor Parcel Number (APN) 212-05-531 and contain approximately 0.95 acres of vacant land that is currently zoned for C-O, "Commercial Office" use. The Project is proposed to contain approximately 9,000 square feet (SF) of indoor office/kennel space with approximately 1,850 SF outdoor play courtyard. A site plan has been provided as **Attachment A**.

This statement will compare the rates determined using traffic counts from similar facilities within the area for the proposed pet resort and rates determined by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* for the intended C-O land zoning. The purpose of this traffic statement is to address the City of Scottsdale's requirement for a Traffic Impact Study that will document the trip generation of the proposed use and a comparison to the existing intended land zoning.

EXISTING CONDITIONS

Existing Land Use

The project site is currently vacant land zoned for Commercial Office use. The surrounding commercial offices use includes several medical businesses, including a dentist, a pediatric dentist, chiropractor, massage therapy, prosthodontics, and eye care uses. The site is not proposing direct access to the public right-of-way, but will have shared access within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two (2) existing driveways. Access A is a full movement driveway to Pinnacle Peak Road at the west end of the complex. Access B is a restricted right-in/right-out/left-in access to Los Portones Drive, which



FIGURE 1 — VICINITY MAP



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FIGURE 1 — VICINITY MAP

intersects with Pinnacle Peak Road for full movement access. The vicinity of the site is provided in **Figure 1**.

Existing Roadway Network

Pinnacle Peak Road is an east-west minor arterial street that begins to the west at Cave Creek Road, where it converts from Desert Peak Parkway and terminates to the east, approximately 2 miles east of 93rd Street. There are two (2) lanes of travel both eastbound and westbound, separated by a raised median within the vicinity of the Project site. The posted speed limit within the vicinity of the site is 45 miles per hour (mph).

Los Portones Drive is a north-south local street that begins to the south at Pinnacle Peak Road where it converts from 74th Street and terminates to the northwest at Scottsdale Road. There is one (1) lane of travel both northbound and southbound, separated by a median within the vicinity of the project site. The posted speed limit within the vicinity of the site is 25 mph. Los Portones Drive provides access to gated residential communities north of the existing medical office complex; therefore, very little through traffic beyond the commercial driveway exists on Los Portones.

Site Access

The site is not proposing direct access to the public right-of-way, but will have shared access within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two (2) existing driveways. Access A is a full movement driveway to Pinnacle Peak Road at the west end of the complex. Access B is a restricted right-in/right-out/left-in access to Los Portones Drive, which intersects with Pinnacle Peak Road for full movement access.

SIMILAR DEVELOPMENTS

CivTech staff members recorded driveway volumes at two (2) similar developments, The Barking Dog and Doggie District Paradise Valley, to compare the estimated site-generated volumes to peak hour traffic counts.

The Barking Dog

The Barking Dog offers boarding, daycare, grooming and training. There are approximately 17,000 SF of indoor boarding/grooming and office space and 5,300 SF of outdoor play courtyard, making it almost twice the size of the proposed Pinnacle Peak Pet Resort. It is expected that less trips will be generated by the proposed Pinnacle Peak Pet Resort than the existing counts taken at The Barking Dog. Peak hour volume turning movement counts were performed from 7:00-9:00 AM and 4:00-6:00 PM on Wednesday, May 3, 2023. Peak hour turn movement counts



**FIGURE 2—THE BARKING DOG
DRIVEWAYS**

were conducted at the driveways shown in **Figure 2**. Driveway volume data obtained for this study have been included in **Attachment B**.

Doggie District Paradise Valley

Doggie District Paradise Valley offers boarding, daycare, grooming and training. There are approximately 7,300 SF of indoor boarding/grooming and office space and 5,500 SF of outdoor play courtyard, making it a similar overall size to the proposed Pinnacle Peak Pet Resort. It is expected that the proposed Pinnacle Peak Pet Resort will have a similar amount of trips generated to the existing counts taken at Doggie District Paradise Valley. Peak hour volume turning movement counts were performed from 7:00-9:00 AM and 4:00-6:00 PM on Tuesday, May 2, 2023. Peak hour turn movement counts were conducted at the driveways shown in **Figure 3**. Driveway volume data obtained for this study have been included in **Attachment B**.



FIGURE 3 – DOGGIE DISTRICT DRIVEWAYS

TRIP GENERATION AND COMPARISON

Typical traffic statement utilize the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* and *Trip Generation Handbook, 3^d Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

The proposed Pinnacle Peak Pet Resort will accommodate approximately 100 beds for dogs to be dropped off by their owner and left for a period of time. On average the Pinnacle Peak Pet Resort is expected to have 50 beds occupied on a typical day and expected to have 100 beds occupied on long/holiday weekends.

ITE does not include a specific Land Use Code (LUC) for pet resorts/hotels; therefore, ITE LUC 640 – Animal Hospital/ Veterinary Clinic was reviewed to estimate trips generated for the proposed Pinnacle Peak Pet Resort. Detailed trip generation calculations are provided in **Attachment C**.

Similar Development Comparison

A comparison of the estimated site-generated volumes to peak hour traffic counts collected at similar developments, The Barking Dog and Doggie District Paradise Valley, as well as the ITE LUC 640 is shown in **Table 1**. The average counts between the two similar developments were also considered.

The Barking Dog is larger than the proposed development, at approximately 22,400 SF, and Doggie District Paradise Valley is slightly larger in size, at approximately 13,450 SF.

TABLE 1 – TRIP GENERATION OF SIMILAR FACILITIES

Land Use	Size	Units	Trips Generated					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<i>Proposed Pinnacle Peak Pet Resort</i>								
ITE: Animal Hospital/Veterinary Clinic	10.85 KSF		22	11	33	14	22	36
<i>"The Barking Dog"</i>								
Counts: May 2, 2023	22.40 KSF		30	33	63	47	36	83
<i>Trip Generation Increase/(Reduction)</i>			(8)	(22)	(30)	(33)	(14)	(47)
<i>"Doggie District Paradise Valley"</i>								
Counts: May 3, 2023	13.45 KSF		14	13	27	10	9	19
<i>Trip Generation Increase/(Reduction)</i>			8	(2)	6	4	13	17
<i>Average of Barking Dog/Doggy District</i>								
Counts: Averaged			22	23	45	29	23	52

Notes: * KSF = 1,000 square feet

A review of the comparison between the average counts collected at the similar facilities and the trips generated by the ITE trip generation demonstrates that the counts from the similar developments estimates more trips compared to the ITE trips generated. To provide the most conservative analysis, the average counts from the similar facilities will be used and will be considered for the trip generation of the proposed development.

As summarized in **Table 1**, the proposed Pinnacle Peak Pet Resort is estimated to generate up to 45 trips (22 in/23 out) occurring during the AM peak hour and 52 trips (29 in/23 out) occurring during the PM peak hour.

Existing Zoning Comparison

A comparison of the weekday daily and peak hour trip generation potentials of the existing zoning to those of the proposed land use are shown in **Table 1**. The ITE LUC 912 – Drive-In Bank was utilized to represent a possible use of the current zoning of the site. The bank land use can be analyzed using either number of drive-thru lanes or square footage as the independent variable. Based on information provided by the City, rates calculated using square footage were selected as the point of comparison, given the likelihood of bank patrons utilizing the inside service of the 6,552 SF building.

TABLE 2 – TRIP GENERATION COMPARISON (EXISTING ZONING)

Land Use	ITE Code	Quantity	Units ⁺	Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Existing Zoning (CO)										
Drive-In Bank	912	6.552	KSF	658	38	27	65	69	69	138
Average of Barking Dog/Doggy District										
Pinnacle Peak Pet Resort		10.850	KSF		22	23	45	29	23	52
Trip Generation Increase/(Reduction)		6.552	KSF		(16)	(4)	(20)	(40)	(46)	(86)

Notes: ⁺ KSF = 1,000 square feet

As summarized in **Table 1**, the existing zoning was estimated using a drive-in bank. For this analysis, the size of the bank can be quantified by either its number of drive-in lanes or its square-footage. CivTech performed this comparative analysis with 6,552 SF. The 6,552 SF bank is estimated to generate up to 658 weekday daily trips, with 65 trips (38 in/27 out) occurring during the AM peak hour and 138 trips (69 in/69 out) occurring during the PM peak hour.

When comparing the number of trips the bank would likely generate to the proposed Pinnacle Peak Pet Resort, the proposed pet resort is likely to have less impact to the surrounding roadway network as it is expected to generate 20 *less* trips occurring during the AM peak hour and 86 *less* trips occurring during the PM peak hour than the zoned bank facility.

TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was assumed for the proposed development. The resulting trip distribution percentages for the study area are shown in **Table 3**.

TABLE 3 – SITE TRIP DISTRIBUTION

Direction (To/From)	Percentage
⁽¹⁾ Northwest on Los Portones Drive (north of Pinnacle Peak Road)	3%
East on Pinnacle Peak Road (east of Los Portones Drive)	40%
West on Pinnacle Peak Road (west of Existing Access A)	57%
Total	100%

(1) Site traffic is anticipated to be to/from the gated residential communities north of the medical office complex.

Figure 4 illustrates the AM and PM peak hour traffic due to the proposed Pinnacle Peak Pet Resort at the existing accesses to the complex.

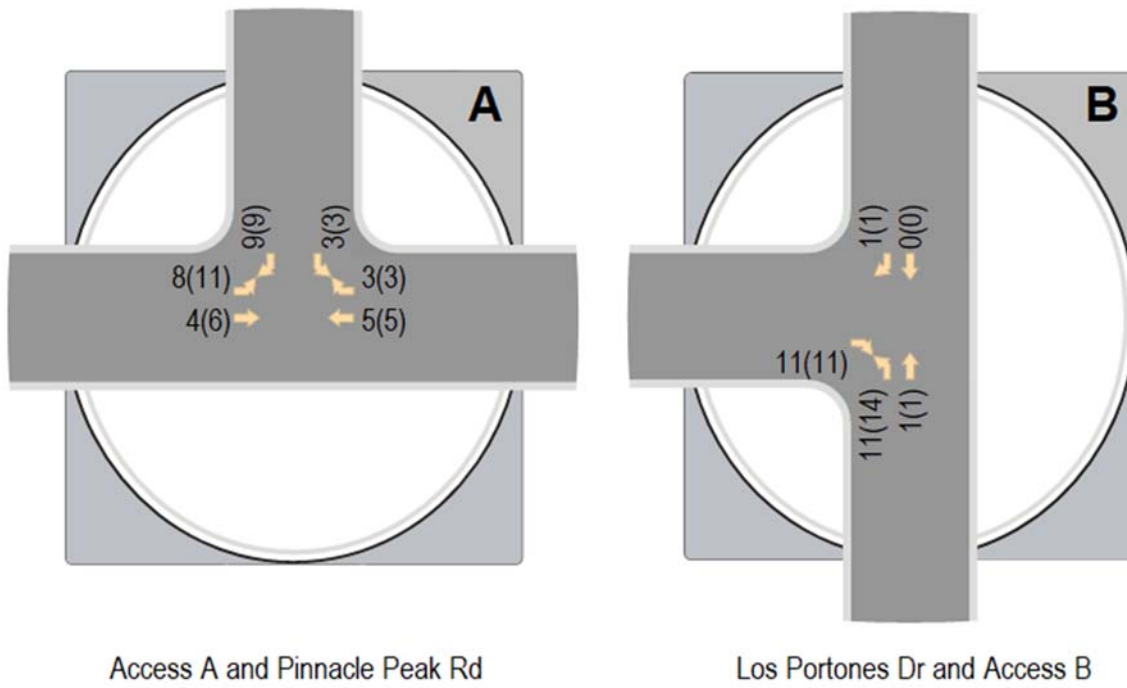


Figure 4 – Site Generated Traffic Volumes

CONCLUSIONS

The following can be concluded from the above analysis:

- The existing C-O zoning allows for a drive-in bank land use to be constructed.
- The proposed Pinnacle Peak Pet Resort is expected to have a maximum of 100 beds occupied during a long/holiday weekend and 50 beds occupied during a typical weekday.
- The average counts between two similar developments, The Barking Dog and Doggie District Paradise Valley, were used as the trip generation, as it conservative for the land use.
- The proposed Pinnacle Peak Pet Resort is estimated to generate up to 45 trips (22 in/23 out) occurring during the AM peak hour and 52 trips (29 in/23 out) occurring during the PM peak hour.
 - When comparing to the 6,552 SF bank, the proposed Pinnacle Peak Pet Resort has the potential to generate 20 *less* trips occurring during the AM peak hour and 86 *less* trips occurring during the PM peak hour.
 - The Pinnacle Peak Pet Resort is expected to have less impact on the surrounding roadway system than a drive-in bank (allowed by zoning).
- This number of new projected trips are not expected to have an impact on the existing accesses to the complex or to the surrounding roadway network that would require any mitigation measures.
 - The only site generated trips expected from the north on Los Portones will be from customers that live in the gated community. These number of trips are expected to be very low.

Thank you for allowing CivTech to provide engineering services for this project. Should there be any questions please contact me at (480) 659-4250.

Sincerely,

CivTech



Sean Messner, P.E.

Attachments (3)

- A. Site Plan
- B. Similar Development Driveway Counts
- C. Trip Generation Calculations

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SHEET KEYNOTES

- EXISTING UTILITY JUNCTION BOX
- EXISTING CONCRETE HEADWALL TO REMAIN
- EXISTING CONCRETE APRON TO REMAIN
- EXISTING PARKING TO REMAIN, TYP.
- EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- EXISTING RETENTION BASIN, TYP.
- EXISTING SIDEWALK TO REMAIN

SITE DATA

PROJECT:	Pinnacle Peak Pet Resort
ADDRESS:	7474 East Pinnacle Peak Road Scottsdale, AZ 85255
OWNER:	Doggy Style Resort & Daycare 15957 North 81st Street, Suite 101 Scottsdale, AZ
SCOPE:	A New Commercial Building
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	212-05-531
ZONING:	C-O
SITE AREA:	+/- 41,378 S.F. +/- 0.95 ACRES
BUILDING AREA:	8,989 S.F. GROSS
STORIES:	TWO STORY
LOT COVERAGE:	-%
LANDSCAPE AREA:	- S.F.
LANDSCAPE COVERAGE:	-%
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT:	14'-0"
STRUCTURAL DEPTH:	3'-0"
BUILDING HEIGHT:	28'-0"
ALLOWED HEIGHT:	56'-0" (PER A-1 ZONING)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			TOTALS
OCCUPANCY	1ST FLOOR		
OFFICE	9,000 S.F.		9,000 S.F.
KENNEL	- S.F.		- S.F.
TOTAL:	9,000 S.F.		9,000 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	9,000 S.F.	1/300	30
KENNEL	- S.F.	-	-
TOTAL:			30

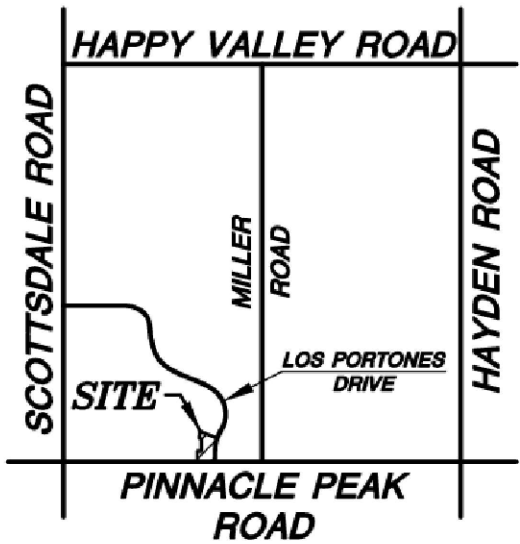
PARKING PROVIDED		
TOTAL REGULAR SPACES		28
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		30

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	2

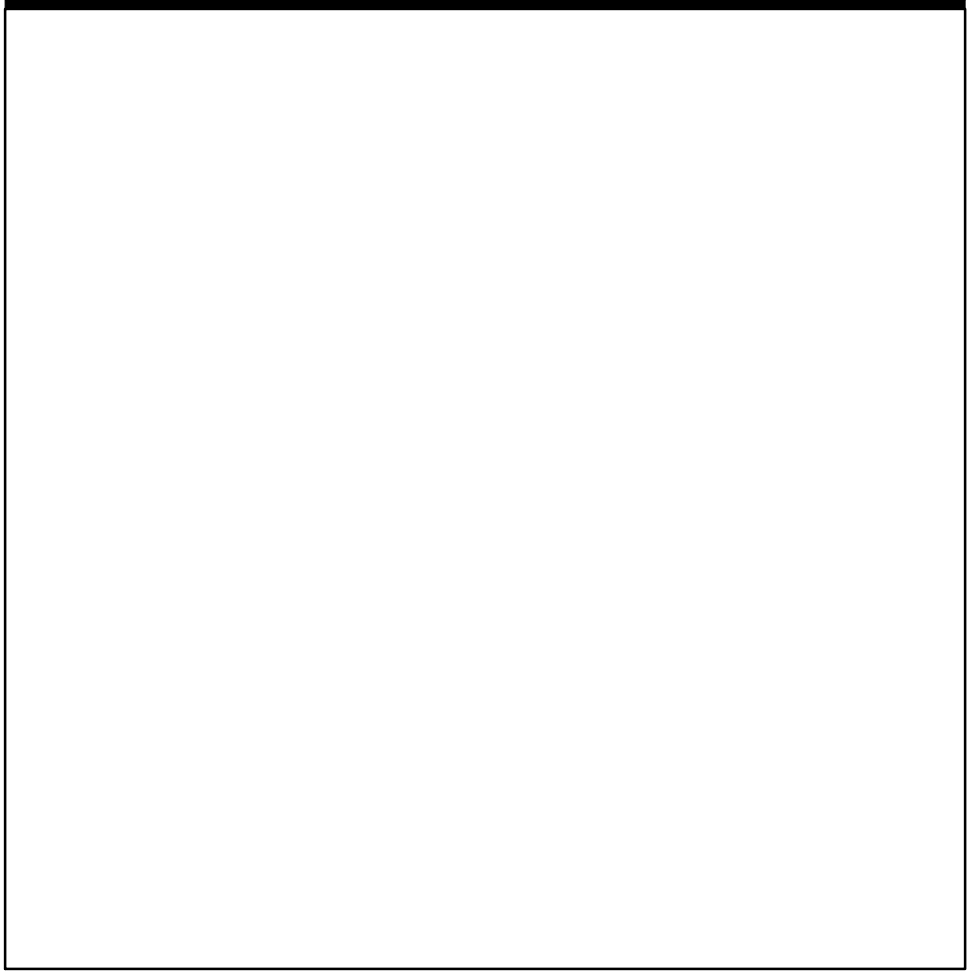
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

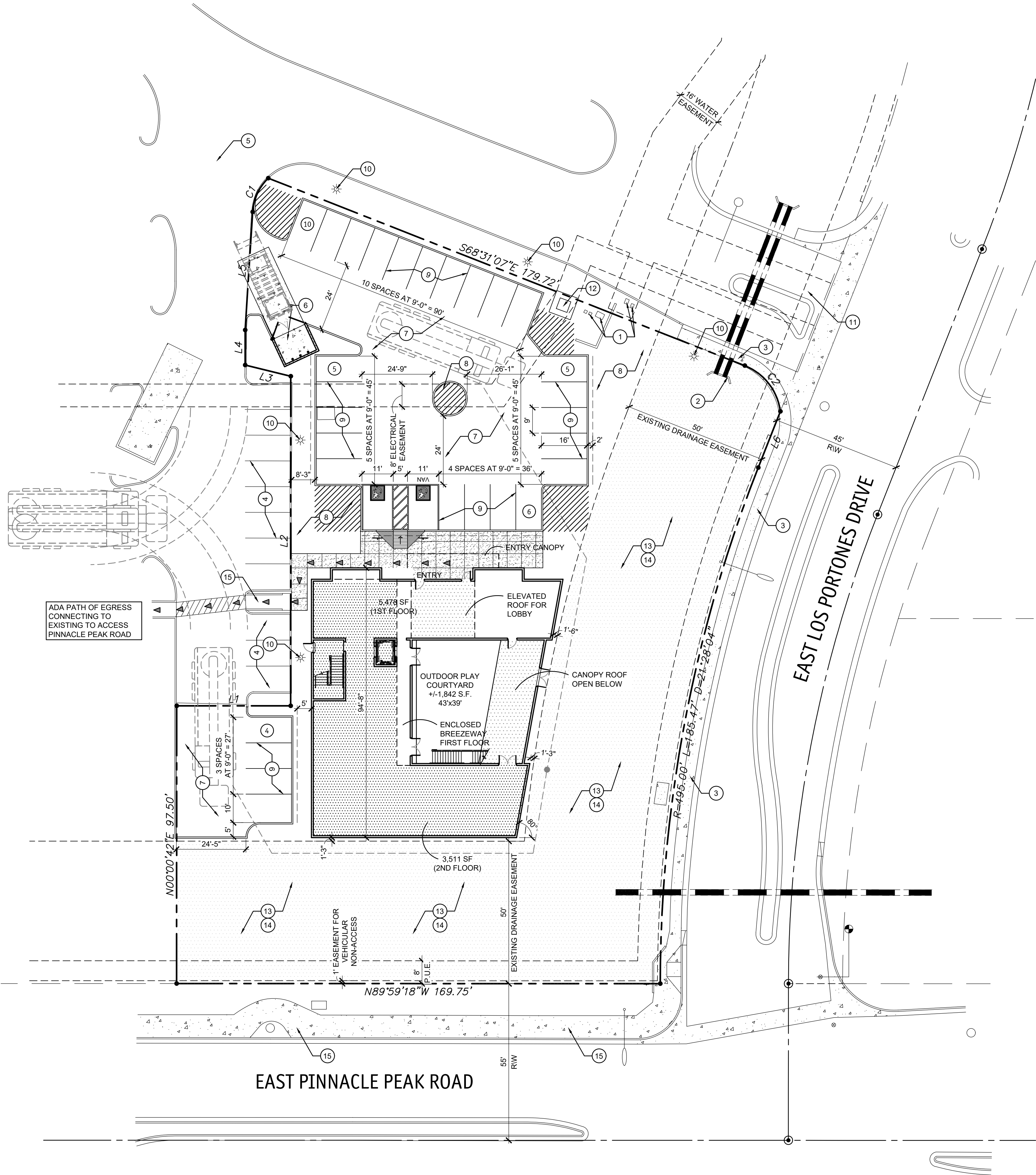
VICINITY MAP



C.O.S. APPROVAL STAMPS



SITE PLAN



Location: The Barking Dog

Address: 8330 N. Pima Center Pkwy., Scottsdale AZ 85258

Date: Wednesday, May 3, 2023

AM Peak Hour	Start	Finish	In	Out	Total
	7:00 AM	- 7:15 AM	9	6	15
	7:15 AM	- 7:30 AM	1	5	6
	7:30 AM	- 7:45 AM	6	10	16
	7:45 AM	- 8:00 AM	13	8	21
	8:00 AM	- 8:15 AM	7	10	17
	8:15 AM	- 8:30 AM	4	5	9
	8:30 AM	- 8:45 AM	7	4	11
	8:45 AM	- 9:00 AM	10	7	17
Total:	7:00 AM	- 9:00 AM	57	55	112
Peak Hr.:	7:30 AM	- 8:30 AM	30	33	63

PM Peak Hour	Start	Finish	In	Out	Total
	4:00 PM	- 4:15 PM	5	5	10
	4:15 PM	- 4:30 PM	6	5	11
	4:30 PM	- 4:45 PM	4	12	16
	4:45 PM	- 5:00 PM	7	6	13
	5:00 PM	- 5:15 PM	16	7	23
	5:15 PM	- 5:30 PM	5	6	11
	5:30 PM	- 5:45 PM	12	9	21
	5:45 PM	- 6:00 PM	14	14	28
Total:	4:00 PM	- 6:00 PM	69	64	133
Peak Hr.:	5:00 PM	- 6:00 PM	47	36	83

Location: Doggie District Paradise Valley

Address: 12801 N Paradise Village Pkwy W, Phoenix AZ 85032

Date: Tuesday, May 2, 2023

AM Peak Hour	Start	Finish	In	Out	Total
	7:00 AM - 7:15 AM		2	2	4
	7:15 AM - 7:30 AM		1	1	2
	7:30 AM - 7:45 AM		4	4	8
	7:45 AM - 8:00 AM		4	4	8
	8:00 AM - 8:15 AM		4	3	7
	8:15 AM - 8:30 AM		2	2	4
	8:30 AM - 8:45 AM		1	1	2
	8:45 AM - 9:00 AM		2	2	4
Total:	7:00 AM - 9:00 AM		20	19	39
Peak Hr.:	7:30 AM - 8:30 AM		14	13	27

PM Peak Hour	Start	Finish	In	Out	Total
	4:00 PM - 4:15 PM		7	4	11
	4:15 PM - 4:30 PM		1	3	4
	4:30 PM - 4:45 PM		0	0	0
	4:45 PM - 5:00 PM		1	1	2
	5:00 PM - 5:15 PM		2	1	3
	5:15 PM - 5:30 PM		1	2	3
	5:30 PM - 5:45 PM		0	0	0
	5:45 PM - 6:00 PM		7	6	13
Total:	4:00 PM - 6:00 PM		19	17	36
Peak Hr.:	5:00 PM - 6:00 PM		10	9	19

Methodology Overview

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition and methodology described within ITE's Trip Generation Handbook, 3rd Edition. These references will be referred to as Manual and Handbook, respectively. The Manual contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The Handbook indicates an established methodology for how to use data contained within the Manual when to use the fitted curve instead of the average rate and when to adjustments to the volume of trips are appropriate and how to do so. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Box 1 - Define Study Site Land Use Type & Site Characteristics

The analyst is to pick an appropriate LUC(s) based on the subject's zoning/land use(s)/future land use(s). The size of the land use(s) is described in reference to an independent variable(s) specific to (each) the land use (example: 1,000 square feet of building area is relatively common).

Land Use Types and Size

Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
Banks and Other Savings and Lending Institutions (Drive-in)	6.552 1,000 square feet	912	Drive-In Bank
Animal Hospital/Veterinary Clinic	9.000 1,000 square feet	640	Animal Hospital/ Veterinary Clinic

Box 2 - Define Site Context

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The Manual separates data into 4 setting categories - Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City Core. This worksheet uses the following abbreviations, respectively: R, G, D, and C. The Manual does not have data for all settings of all land use codes. See the table on the next page titled "Site Context and Time Periods" - if this table is not provided, the "General Urban/Suburban" setting is used by default.

Box 3 - Define Analysis Objectives Types of Trips & Time Period

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Site Context and Time Periods - Actual Setting, Setting Data Available for LUC, Setting Used in Analyses

Proposed Use	Setting	ADT		AM Peak Hour		PM Peak Hour	
		Available	Used	Available	Used	Available	Used
Banks and Other Savings and Lending Institutions (Drive-in)	General Urban/Suburban G	G	G	G	G	G	G
Animal Hospital/Veterinary Clinic	General Urban/Suburban G	G	G	G	G	G	G

If the desired setting is not available within the *Manual*, adjustments may be made in Boxes 6 through 8.

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Determine Equation)

Vehicle trips are estimated using rates/equations applicable to each LUC. When the appropriate graph has a fitted curve, the Handbook has a process (Figure 4.2) to determine when to use it versus using the weighted average rate or collecting local data. The methodology requires for engineering judgement in some circumstances and permits engineering judgement to override or make adjustments when appropriate to best project (example 1: study site is expected to operate differently than data in the applicable land use code - such as restaurant that is closed in the morning or in the evening; example 2: LUC data in a localized area fails to be represented by the typically selected fitted curve/weighted average rate - a small shop/LUC 820, AM peak hour is skewed by the high y-intercept).

Pinnacle Peak Pet Resort

Proposed

Trip Generation

May 2023

Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve ("FC"), or Custom ("C"))

Proposed Use	ADT	AM Peak Hour	PM Peak Hour
Proposed Use			
Banks and Other Savings and Lending Institutions (Drive-in)	WA: $T=X*100.35$ [100.35]	WA: $T=X*9.95$ [9.95]	WA: $T=X*21.01$ [21.01]
Animal Hospital/Veterinary Clinic	WA: $T=X*21.5$ [21.50]	WA: $T=X*3.64$ [3.64]	FC: $T=4.75*X-6.96$ [3.98]

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and in/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
Banks and Other Savings and Lending Institutions (Drive-in)	50%	329	329	658	58%	38	27	65	50%	69	69	138
Animal Hospital/Veterinary Clinic	50%	97	97	194	67%	22	11	33	40%	14	22	36