



April 24, 2023

Mr. Michael Graham
Ag. Leaf, L.L.C.
9160 E. Verde Grove View
Scottsdale, AZ 85255

Re: NEC 94th Street and Bell Road – Traffic Impact Statement - Scottsdale, Arizona

Dear Mr. Graham:

This letter outlines our findings regarding the traffic generation comparison of the currently proposed plan for the 54-lot single family subdivision located on the northeast corner of the intersection of 94th Street and Bell Road in Scottsdale, Arizona. The development includes a single point of access from 94th Street north of Bell Road, generally aligning with the northern driveway to the parking area on the west side of 94th Street. The proposed access point is approximately 800 feet north of the existing traffic signal at the intersection of 94th Street and Bell Road. The 40-acre parcel is bordered by existing residential lots to the north, a major drainage corridor to the east and Bell Road to the south. A proposed pedestrian connection to the adjacent City facility is shown in the plan. The proposed access point connects to a gated entrance to control access to the community. The entrance control gates are located approximately 200' east of 94th Street. The site plan provides a curvilinear street pattern to access the various lots within the subdivision. The site plan is attached for reference.

Trip Generation Comparison

The trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition* were used for the trip generation characteristics of the proposed development. Land use code 210, Single-Family Detached Housing was utilized to determine trip generation. The trip generation characteristics of the proposed land use assumption are summarized in **Table 1**.

Table 1 – Trip Generation

Land Use	ITE Code	Qty	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	54	DU	574	11	32	43	35	21	56

Under the proposed development plan land use assumption, the site would be expected to generate 574 total daily trips with 43 trips in the AM peak hour and 56 trips in the PM peak hour.

Traffic data published in the City of Scottsdale 2020 Average Daily Traffic Volumes (SEGMENT) indicate that 94th Street between Bell Road and Legacy Boulevard carried 3,600 vehicles and that Bell Road between 94th Street and 98th Street carried 20,000 vehicles. Both 94th Street and Bell Road have been constructed to the ultimate proposed cross-section adjacent to the development. No additional transportation improvements are anticipated with the development.

Northbound right turn traffic volumes at the site driveway were reviewed to determine if the proposed access point would meet the criteria for a deceleration lane on 94th Street. The City criteria established in section 5-3.206 of the DSPM indicates that 5,000 vehicles per day on 94th Street and at least 30 northbound right turning vehicles would be required to justify the addition of a right turn deceleration lane. An anticipated maximum distribution of 85% of entering site traffic coming from the south on 94th Street during the PM peak hour would result in a projected turning volume of less than 30 vehicles per hour. Additionally, 94th Street between Bell Road and Legacy Boulevard carried less than 5,000 vehicles per day. Based on these conditions, the criteria for a deceleration lane on 94th Street are not met.

The calculations indicate that the proposed development is expected to generate a very limited volume of traffic in the AM and PM peak hours, and on a daily basis. As a result, the proposed development is not anticipated to have a significant impact on the traffic conditions in the vicinity of the site.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

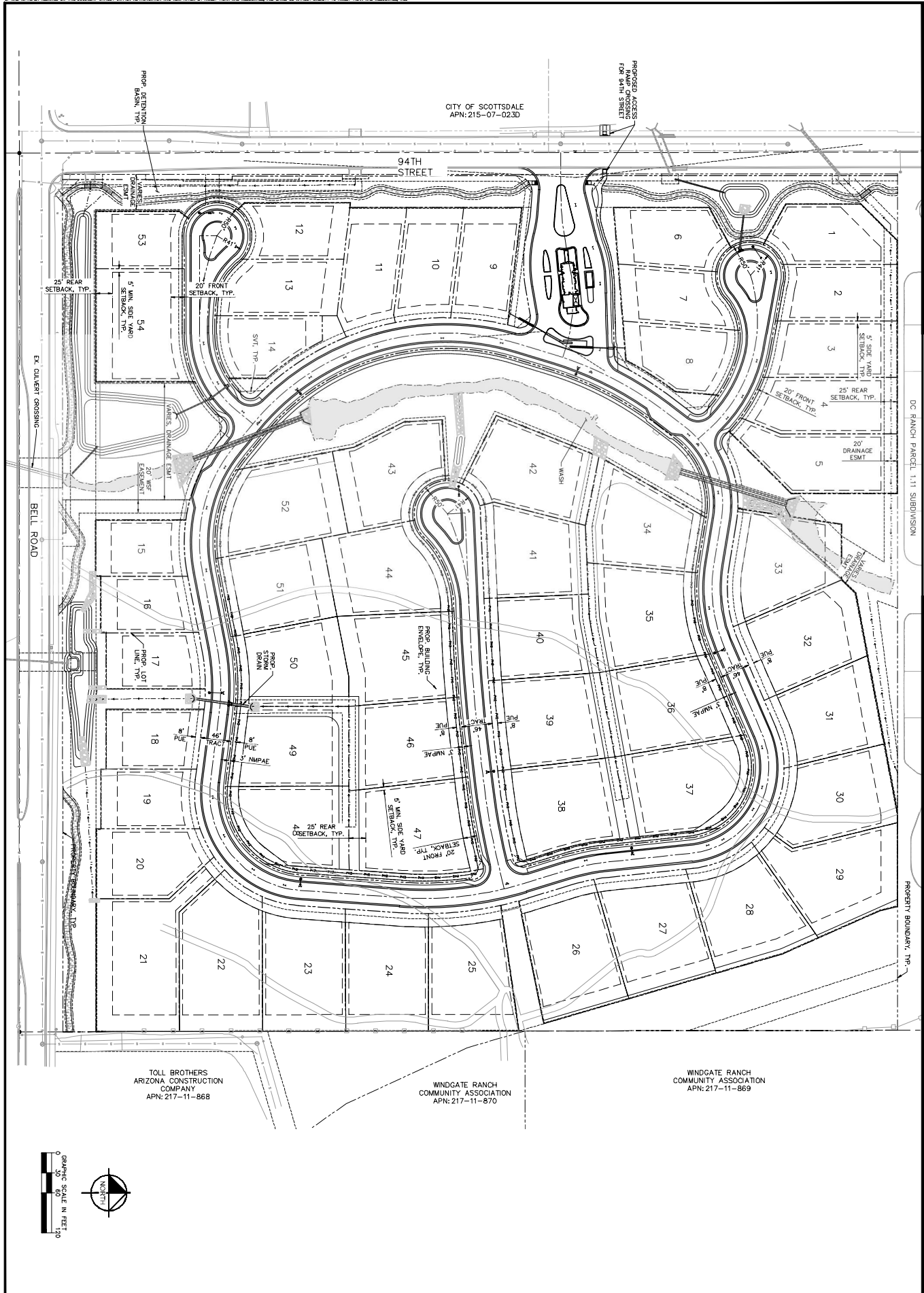
KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.



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CITY OF SCOTTSDALE
 APN: 215-07-023D

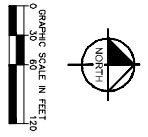
EX. DRAINAGE CROSSING
 BELL ROAD

DC RANCH PARCEL 1.11 SUBDIVISION

TOLL BROTHERS
 ARIZONA CONSTRUCTION
 COMPANY
 APN: 217-11-868

WINDGATE RANCH
 COMMUNITY ASSOCIATION
 APN: 217-11-870

WINDGATE RANCH
 COMMUNITY ASSOCIATION
 APN: 217-11-869



94TH STREET AND BELL ROAD
 SITE PLAN EXHIBIT
 SCOTTSDALE, ARIZONA

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: CFW
 DRAWN BY: CFW
 CHECKED BY: JMB
 DATE: APR 2023

Kimley»Horn
 C 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 West Southern Avenue, Suite 131
 Mesa, Arizona 85210 (480) 207-2666

NO.	REVISION	BY	DATE	APP.

PROJECT NO.
 DRAWING NO.
 SHEET NO.
 01 OF 01

