Kimley»Horn

To: Tom Reetz
Planning Division
City of Stuart Development Department

From: Alex R. Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 28, 2021

Re: **Kanner CPUD Site**
**Review of Traffic Analysis**

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Kimley-Horn has performed a review of the Site-Specific Traffic Analysis (dated June 25, 2021) and Signal Warrant Analysis (dated June 25, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. An updated Land Use Plan Amendment Traffic Analysis was not provided. Please find below our review comments pertaining to the impacts to transportation facilities:

**Land Use Plan Amendment Traffic Analysis**

1. Please update the **Table 2b** to include the correct AM peak hour directional split for ITE LUC 857 (Discount Club).

2. Please update **Table 6a and Table 6b** for roadway segments to show Willoughby Blvd from Salerno Rd to Pomeroy St as a 2-Lane undivided roadway per the Martin County Roadway LOS Inventory Report.

3. Please revise language within the "Five-Year Analysis -2025" and "Conclusion" sections of the report to include the updated trip generation potential for the site.

4. Please include the Allowable Pass-By Calculations within Appendix C of the site-specific report in the land-use plan amendment traffic analysis.

Thank you for the opportunity to assist the City of Stuart in reviewing this project. Please contact us if you have any questions or need additional information.

***Response: An updated LUPA report was provided to the City dated April 21, 2021. Items 1 through 3 were addressed in that report. The pass-by calculations were included in the Concurrency report and are attached to this response.***

**Allowable Pass-By Calculation**

| Segment | From | To | Existing 2019 AADT | Existing 2019 2-Way Peak Hour Trips | Growth Rate | 2024 Daily Trips | Daily Pass-By Allowed | 2024 2-Way Peak Hour Trips | Peak Hour Pass-By Allowed |
|---|---|---|---|---|---|---|---|---|---|
| Kanner Hwy | Indian St | Monterey Rd | 21116 | 1631 | 1.005 | 21649 | 2164.9 | 1672 | 167.2 |
| Willoughby Blvd | Indian St | Monterey Rd | 11100 | 1280 | 1.037 | 13311 | 1331.1 | 1535 | 153.5 |
| Indian St | Kanner Hwy | Willoughby Blvd | 29306 | 2771 | 1.047 | 36871 | 3687.1 | 3486 | 348.6 |
| | | | | | | Total: | 7183 | | 669 |