Kimley»Horn

Firm Registration F-928   *Technical Memorandum*

To: Development Engineer, The City of Coppell, Texas

From: Blaze Bownds, P.E.—Kimley-Horn and Associates, Inc.
          Cade Park, E.I.T.—Kimley-Horn and Associates, Inc.

Date: February 2nd, 2024

Subject: Roers Active Senior - Coppell Traffic Impact Analysis Determination

Kimley-Horn ("KH") has prepared this memorandum addressing the consideration of a Traffic Impact Analysis ("TIA") per requirements of the City of Coppell Code of Ordinances. Roers Active Senior is a proposed 248-unit active senior development on approximately 9.89-acres ("The Subject Site"), see Exhibit A. The subject site is located at the northwest corner of Coppell Road and Canyon Drive.

Background

The Subject Site
The existing zoning for the Subject Site is Highway Commercial (HC). The Subject Site is bordered by Coppell Road to the east & north, Canyon Drive to the south and a drainage swale to the east. According to the City of Coppell Thoroughfare Plan 2030, Coppell Road is labeled as a 60' Avenue Right-Of-Way, Canyon Drive as a 60' Local Street Right-of-Way, see Exhibit B. Adjacent to the Site is the following:

- South of the Subject Site is a corporate park occupying ~15.32-acres under the Highway Commercial zoning.
- East of the site is an apartment complex occupying ~34.93-acres under the PD-160RMF-2 zoning.
- Adjacent to the western property boundary of the site is a ~13.64-acre commercial office building.

Methodology

Per the City of Coppell Code of Ordinances section 13-8-4 dated September 2015, a TIA is required if any of the following occur as a result of the Project:
1. More than 100 AM or PM Peak Hour Trips (PHT) generated
2. More than 1,000 vehicle trips per day generated
3. Contains a density or floor area ratio (FAR) of 0.75 or greater

KH investigated the three criteria. Trip generation calculations were determined using the standards set in the 11th Edition by the Institute of Transportation Engineers ("ITE"). Assuming land use 252 (Senior Adult Housing) multifamily development consisting of 248 dwelling units in a generally urban/suburban area with the following trip rates.

- Daily Rate: 3.24
- AM Rate: 0.20
- PM Rate: 0.25

Requirement #1: More than 100 AM or PM Peak Hour Trip (PHT) Generation

The Project peak hour trip generation is defined for both AM and PM times. The peak hour for AM generates 50 total trips in and out of the Subject Site. The peak hour for PM generates 62 total trips in and out of the Subject Site. Both AM and PM peak hours fail to reach the 100 PHT generation that triggers a TIA requirement.

Requirement #2: More than 1,000 vehicles per day generation

Using the ITE trip generation standards, the project is determined to generate 804 total vehicle trips per day. This generation is below the required 1,000 trips to trigger a TIA. The project does not meet the necessary total trip generation for a TIA requirement.

Requirement #3: Contains a density or floor area ratio (FAR) of 0.75 or greater

The Project has a proposed 298,996 square feet of gross area multifamily development. The Subject Site has a total square footage of 430,808. The floor area ratio for the project is 0.69. This does not meet the floor area ratio (or greater) of 0.75 required to warrant a TIA.

Conclusion

The Project does not meet the technical requirements set forth in the City of Coppell Code of Ordinances section 13-8-4 dated September 2015. KH does not recommend the preparation of a Traffic Impact Analysis for the Project.

KH used the 11th Edition of the ITE, online zoning map, and aerial photography to determine the threshold requirements for a TIA in the City of Coppell.

If you have any questions or comments, please contact me to discuss.

Sincerely,

Blaze Bownds, P.E.

> cc: Roers

Attachments
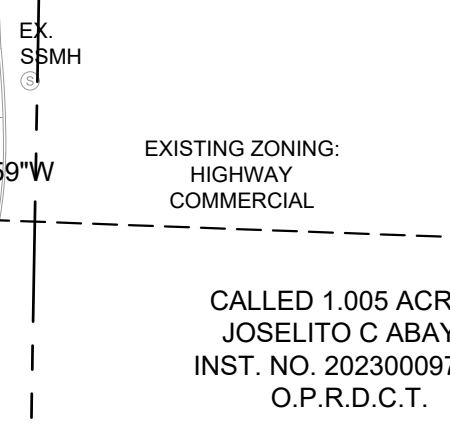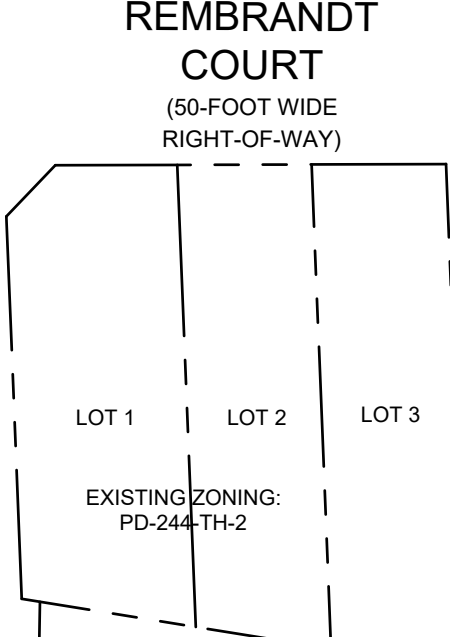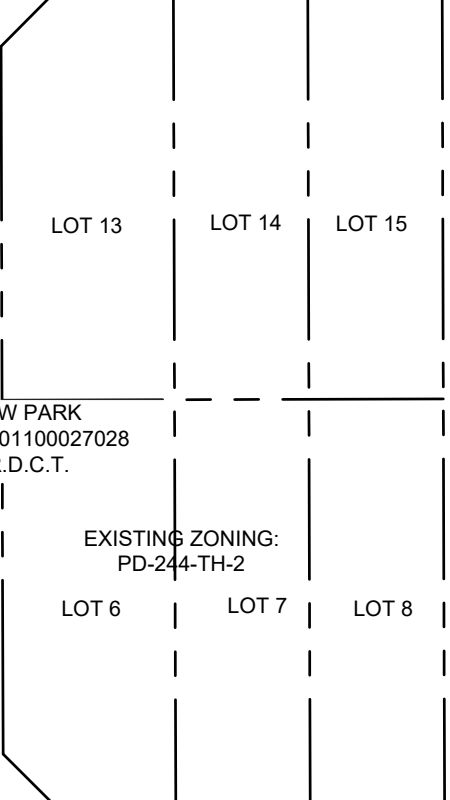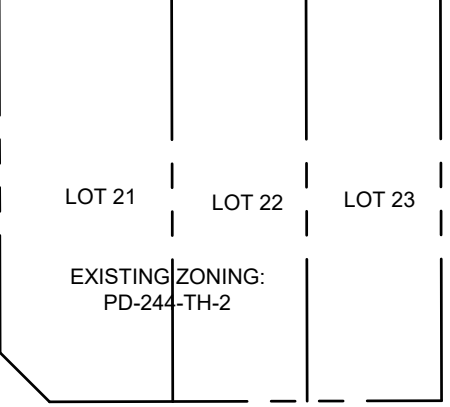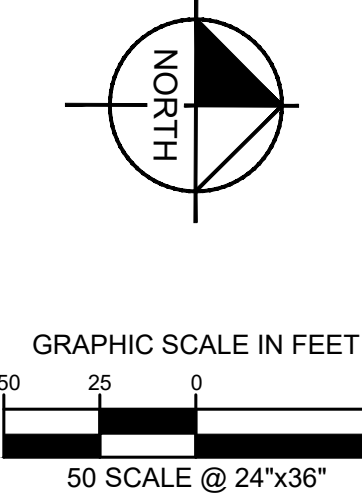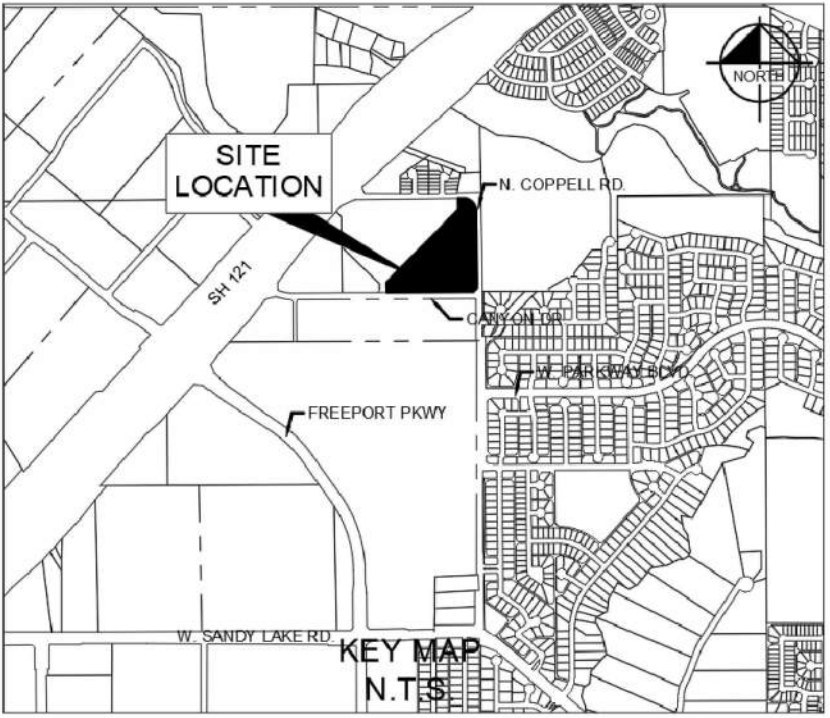> Exhibit A – Property Exhibit
> Exhibit B – The Coppell Streets & Thoroughfare Plan Exhibit.

EXHIBIT A - PROPERTY EXHIBIT FOR REFERENCE ONLY

LOT 1R1B, BLOCK 1
GTE SHARED SERVICES CENTER ADDITION
INST. NO. 201200179322
O.P.R.D.C.T.

EXISTING ZONING:
PD-171R3-HC

BM 400

25' X 25' WATER EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

DRAINAGE EASEMENT
INST. NO. 20300012402
O.P.R.D.C.T.

24' FIRELANE EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

FIRELANE EASEMENT
INST. NO. 200900124402
O.P.R.D.C.T.

T.U. EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

EX. TRANSFORMERS

EX. CONCRETE PAVEMENT

EXISTING SIGN TO REMAIN

EXISTING TELECOM APPURTENANCE TO BE RELOCATED
EXISTING FH TO BE SALVAGED

PROP. FH

PROP. FIRELANE EASEMENT

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
INST. NO. 201000232041
O.P.R.D.C.T.

EX. CONCRETE PAVEMENT

24' FIRELANE EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

EX. ONCOR ELECTRIC VAULT

EXISTING SIGN TO REMAIN

EX. SSMH

EX. TELECOM VAULT

EXISTING ZONING:
PD-171R2-HC

15' UTILITY EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

PROP. 10' UTILITY EASEMENT

EXISTING SIGN TO REMAIN

CANYON DRIVE
(60-FOOT WIDE RIGHT-OF-WAY)

PROP. 20' UTILITY EASEMENT

PROP. FDC

GH 750 CANYON INC.
INST. NO. 20130258272
O.P.R.D.C.T.

LOT 2, BLOCK 1
GTE SHARED SERVICES CENTER ADDITION
VOL. 99088, PG. 20
D.R.D.C.T.

LOT 1R2, BLOCK 1
GTE SHARED SERVICES CENTER ADDITION
INST. NO. 200900124402
O.P.R.D.C.T.

PROP. GI

PROP. FH

SSAE DEVELOPMENT LLC
INST. NO. 201600231213
O.P.R.D.C.T.

PROP. GI

EX. CONCRETE PAVEMENT

LOT 2, BLOCK 1
ONE TWENTY ONE BUSINESS PARK
VOL. 99157, PG. 27
D.R.D.C.T.

EXISTING ZONING:
HIGHWAY COMMERCIAL

EXISTING SIGN TO REMAIN

EXISTING STORM MH

PROP. FH

PROP. SSMH

PROP. FIRELANE EASEMENT

PROP. FIRELANE EASEMENT

EX. FH
EX. CI

PROP. FH

PROP. SSMH

PROP. SSMH

18.0' TYP.

9.0' TYP.

EX. FH

60' MUTUAL ACCESS EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

5' SIDEWALK & UTILITY EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

PROP. FH

PROP. SSMH

15' DRAINAGE EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

EXISTING SIGN TO REMAIN

EX. DRAINAGE CHANNEL

PROP. HEADWALL

PROP. CONCRETE FLUME (TYP.)

PROP. HEADWALL

EX. CONCRETE PAVEMENT

EX. SSMH

EXISTING ZONING:
HIGHWAY COMMERCIAL

S89°33'59"W
45.61'

COPPELL ROAD
(60-FOOT WIDE RIGHT-OF-WAY)

100' BRAZOS ELECTRIC EASEMENT
VOL. 78036, PG. 1788
D.R.D.C.T.

5' SIDEWALK & UTILITY EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

EX. TRANSMISSION POLE

EX. CONCRETE

PROP. 10' UTILITY EASEMENT

DRAINAGE EASEMENT
VOL. 99088, PG. 20
D.R.D.C.T.

EX. CONCRETE HEADWALL

EX. TRANSMISSION POLE

CALLED 1.005 ACRES
JOSELITO C ABAYA
INST. NO. 202300097576
O.P.R.D.C.T.

EX. TRANSMISSION POLE

EX. TELECOM VAULT

EX. SSMH

N42°04'38"E
50.24'

SSMH

BM 401

N0°30'33"W 727.41'

EX. GUARDRAIL

EX. FH

BM 401

Δ=81°45'06"
R=125.00'
L=178.35'
CB=N41°10'35"W
C=163.61'

COPPELL ROAD
(60-FOOT WIDE RIGHT-OF-WAY)

COMMON OPEN SPACE NO. 1

LOT 2

LOT 3

BLOCK 5
ASBURY MANOR
VOL. 97230, PG. 18
D.R.D.C.T.

LOT 4

EXISTING ZONING:
PD-159-SF-7

EXISTING ZONING:
PD-160R-MF-2

LOT 1, BLOCK 1
THE MANSIONS BY THE LAKE
VOL. 99215, PG. 484
D.R.D.C.T.

LOT 1, BLOCK 1
THE MANSIONS BY THE LAKE
VOL. 99215, PG. 484
D.R.D.C.T.

LOT 21   LOT 22   LOT 23

EXISTING ZONING:
PD-244-TH-2

LOT 13   LOT 14   LOT 15

WILLOW PARK
INST. NO. 201100027028
O.P.R.D.C.T.

EXISTING ZONING:
PD-244-TH-2

LOT 6   LOT 7   LOT 8

REMBRANDT COURT
(50-FOOT WIDE RIGHT-OF-WAY)

LOT 1   LOT 2   LOT 3

EXISTING ZONING:
PD-244-TH-2

COPPELL ROAD
(60-FOOT WIDE RIGHT-OF-WAY)

KEY MAP
N.T.S.

SITE LOCATION

NORTH

GRAPHIC SCALE IN FEET
50 25 0 50
50 SCALE @ 24"x36"

KHA PROJECT
069290326
DATE 02/19/2024
SCALE AS SHOWN
DESIGNED BY CCP
DRAWN BY MME
CHECKED BY BLB

ROERS COPPELL
PREPARED FOR
ROERS COMPANIES

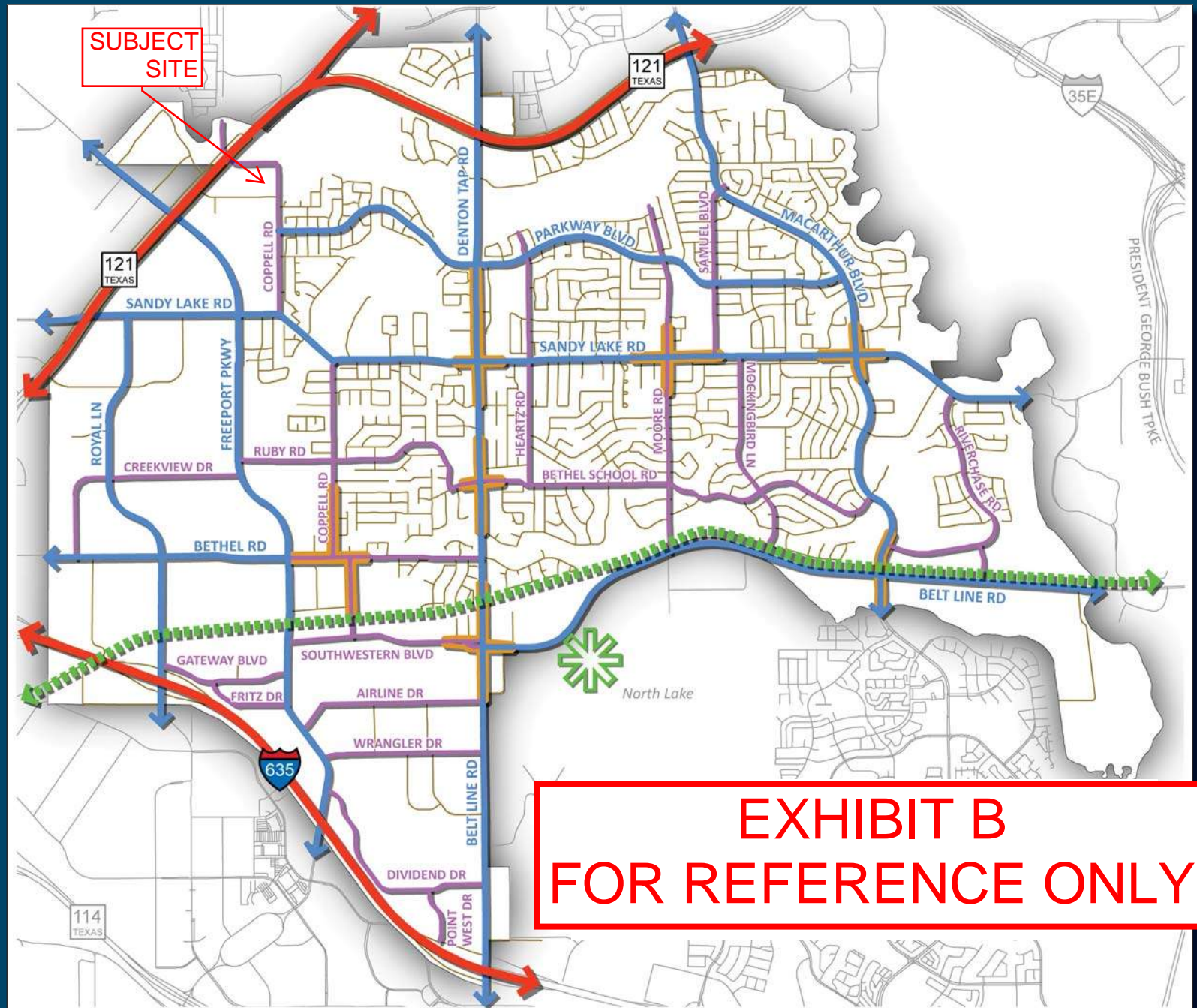CITY OF COPPELL, TEXAS

REVISIONS

No.   DATE   BY

SHEET NUMBER

Coppell 2030

Thoroughfare Plan

Legend
- Freeway
- Boulevard
- Boulevard with on-street parking in mixed-use centers
- Avenue
- Avenue with on-street parking in mixed-use centers
- Local Street
- DART Rail Corridor
- Future DART Transit Station

SUBJECT SITE

EXHIBIT B
FOR REFERENCE ONLY