



MEMORANDUM

TO: City of Johns Creek
FROM: Alex Brock - Smith, Gambrell & Russell, LLP
DATE: January 2, 2024
RE: Trip Generation Report - 6350 Hospital Parkway

Received
January 2, 2024
RZ-24-0002
Planning & Zoning

The Applicant does not anticipate any significant impact to the vehicular traffic from the minor amount of trips that the Proposed Development will generate. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Tenth Edition), to calculate vehicle trips for the Proposed Development. The Applicant anticipates that the sixty (60) townhomes (ITE category 230) will generate ± 348.6 total trips on a weekday, ± 26.4 trips during the A.M. peak hour, and ± 31.2 trips during the P.M. peak hour. Hospital Parkway is classified as a Local Road. That roadway, however, serves as a connector between nearby McGinnis Ferry Road and Medlock Bridge Road, which are both classified as a Principal Arterials. *See Johns Creek Transportation Master Plan 2030 Recommended Functional Classification Map.* These types of roadways are intended for higher volumes of traffic, and they are anticipated to adequately serve the Proposed Development. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what could be generated by a development under the current MIX zoning. The 2002 Rezoning anticipates 75 residential units over commercial space. When the 2002 Rezoning development is compared the Applicant's proposal, the Proposed Development

is projected to generate approximately 362.89 less daily trips (51% less gross daily trips), 44.68 less AM peak hour trips (63% reduction), and 39.40 less PM peak hour trips (56% reduction).¹ Consequently, the Proposed Development will be less impactful to the roadways than what is currently permitted on the Subject Property.

¹ Development under the existing zoning assumes approximately 4,800 square feet of retail space (ITE category 826 – Specialty Retail) and 75 multi-family units (ITE category 220 - Apartments). This is comparable to a 2013 zoning modification application for the Subject Property (RZ-13-013) which sought to develop the property for 250 multifamily units, 1,800 square feet of restaurant space, and 3,000 square feet of office space (total of 4,800 sf of non-residential space). For simplicity, we have calculated trips assuming 4,800 square feet of commercial/retail and the 75 multifamily units allowed per the 2002 Rezoning.