

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

**DATE:** 08/12/2019

**TO:** Bruce Lewis  
City Planner Supervisor

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2019-0496 GENTLE WOODS PUD**

Jammes Road, from 103<sup>rd</sup> Street to Morse Avenue, is the directly accessed functionally classified roadway. Jammes Road is a 2-lane undivided collector in this vicinity and is currently operating at 60.25% of capacity. This Jammes Road segment has a maximum daily capacity of 13,536 vpd and a 2017 daily traffic volume of 8,156 vpd.

This development is for 116 units of ITE Code 220 Multi-Family Low-Rise which would generate 849 ypd.

Transportation Planning Division comments to be included in staff report:

The revised site plan substantially changes the use of the development, therefore, will need to be reviewed for mobility. Additionally, site plan does not appear to support proposed use of warehouse. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the

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Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

\*Transportation Planning Division CONDITIONS the following for approval:

1. A traffic study, as requested by Traffic Engineering, must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall include an analysis of the intersection of 120<sup>th</sup> Street and Erma Street.