



To: Max Friedman
Banyan Residential

Date: April 9, 2026

From: Shelly Sorensen, PE, PTOE

Job Number: 25.5917
Project Number: P-25-101-PDR

RE: Banyan Apartments
Traffic Impact Statement



Shelly Sorensen

INTRODUCTION

Lokahi, LLC (Lokahi) has prepared a Traffic Impact Statement for the proposed Banyan Apartments development, located on the southeast corner of Virginia Street and Rennick Drive in Apache Junction, Arizona. See **Figure 1** for the vicinity map.

The proposed development consists of a two-story apartment complex with 146 dwelling units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Impact Statement is to analyze the proposed development's traffic related impacts on the adjacent roadway network.

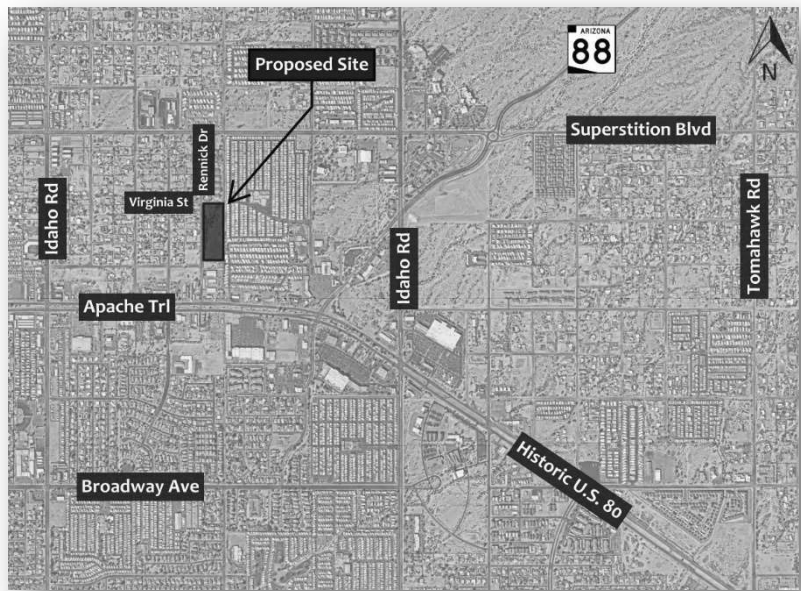


Figure 1 - Vicinity Map





EXISTING CONDITIONS

The approximately 6.9-acre site is located on Pinal County Assessor Parcel Number (APN) 101-13-108D. The *Apache Junction Zoning Districts App* reports that the site is zoned for High Density Multiple-Family Residential (RM-2). The site is currently undeveloped. It is bordered by Virginia Street to the north, a mechanic to the south, an RV and mobile home park to the east, and Rennick Drive to the west. See **Attachment B** for detailed parcel information.

Rennick Drive is a north-south unmarked roadway that provides one (1) through lane in each direction of travel in the vicinity of the proposed development. According to the City of Apache Junction General Plan 2020, Rennick Drive is classified as a local street within the study area. There is a posted speed limit of 25 miles per hour (mph).

Virginia Street is an east-west unmarked roadway that provides one (1) through lane in each direction of travel in the vicinity of the proposed development. According to the City of Apache Junction General Plan 2020, Virginia Street is classified as a local street within the study area. There is a posted speed limit of 25 mph.

San Marcos Drive is a north-south unmarked roadway that provides one (1) through lane in each direction of travel in the vicinity of the proposed development. San Marcos Drive exists for an approximate 1,000-foot segment between Superstition Boulevard at its northern terminus and Virginia Street at its southern terminus. Approximately 1,000 feet south of Superstition Boulevard, San Marcos Drive shifts 90 degrees clockwise and becomes Virginia Street. There is an unposted speed limit of 25 mph.

Apache Trail is located one-tenth (0.1) of a mile south of the proposed development, generally runs east-west and provides three (3) lanes in each direction of travel with a raised, landscaped median. According to the City of Apache Junction General Plan 2020, Apache Trail is a '6 Lanes Plus Turn Lanes – Major Arterial'. According to the *Arizona Department of Transportation (ADOT) Transportation Data Management System*, there is a 2024 annual average daily traffic (AADT) volume of 18,992 vehicles per day (vpd) along Apache Trail, just south of Rennick Drive. There is a posted speed limit of 40 mph.



PROPOSED DEVELOPMENT

The proposed Banyan Apartments development consists of a two-story apartment complex with 146 dwelling units.

The proposed development will be accessible via two (2) proposed access points, one (1) proposed full access driveway along Rennick

Drive, will serve as the main access point for the site, is approximately 730 feet north of Apache Trail (centerline to centerline). The second proposed full access point is located on the north site of the site at the intersection of Virginia Street and San Marcos Drive. This will serve as an emergency access for the site.

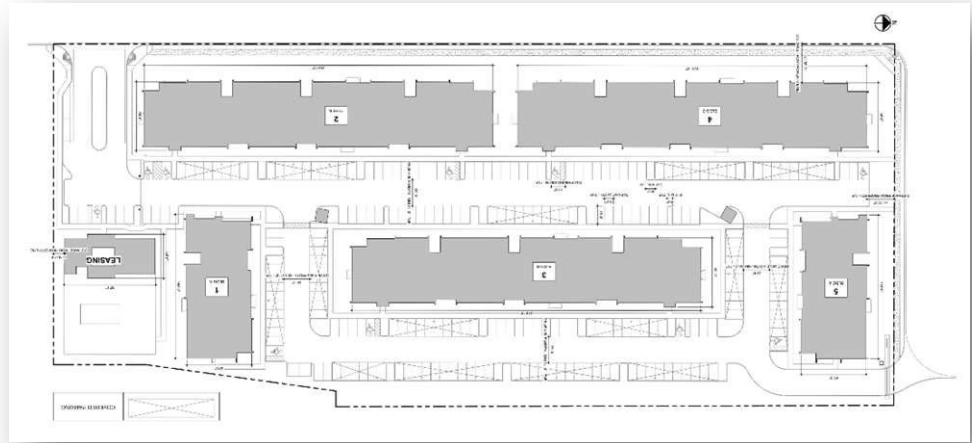


Figure 2 – Site Plan

TRIP GENERATION

The trip generation for the proposed Banyan Apartments development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 12th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

ITE Land Use Code 220 – Multifamily Housing (Low-Rise) was used to calculate the trip generation for the proposed Banyan Apartments development:

ITE Land Use 220 – Multifamily Housing (Low-Rise)

“Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. – *Trip Generation Manual, 12th Edition*”

See **Table 1** for trip generation calculations below.



Table 1 – Trip Generation – Banyan Apartments

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	146	Dwelling Units	942	64	15	49	77	48	29

The proposed Banyan Apartments development is anticipated to generate 942 weekday trips, with 64 trips occurring during the AM peak hour and 77 trips occurring during the PM peak hour.

See **Attachment C** for detailed trip generation calculations.

RIGHT TURN LANE ANALYSIS

Turn lanes or auxiliary lanes, allow vehicles exiting a roadway to slow to a reduced speed to execute a turn without impeding the main flow of traffic. The following sections apply the turn lane requirements found in the City of Apache Junction *Engineering Design Guidelines and Policies* to determine if turn lanes are required at any of the proposed driveways.

Section 10-3-6 (C) states the following regarding right turn lanes:

“right-turn lanes shall be provided on major arterial streets at all street intersections, and at driveways where warranted”.

Per the City of Apache Junction, Rennick Drive and Virginia Street are classified as local streets, not major arterial streets. Therefore, no right turn lanes are required on Rennick Drive or Virginia Street per Section 10-3-6 (C). Additionally, a turn lane would not be necessary due to both the low volumes on the existing roadways and the low volumes proposed by the development.

SUMMARY

The proposed Banyan Apartments development is located at the southeast corner of Virginia Street and Rennick Drive in Apache Junction, Arizona.

The proposed Banyan Apartments development consists of a two-story apartment complex with 146 dwelling units.

Access

The proposed site will be accessible via one (1) full access driveway along Rennick Drive, approximately 730 feet north of Apache Trail (centerline to centerline). A secondary access driveway along Virginia Street is provided for emergency purposes only.





Trip Generation

The proposed development is anticipated to 942 weekday trips, with 64 trips occurring during the AM peak hour and 77 trips occurring during the PM peak hour.

Roadway Capacity

The *Maricopa Association of Governments (MAG) Transportation Data Management System* indicated a 2025 AADT of 22,959 vpd along Apache Trail, between Ironwood Drive and SR 88 Highway. Conservatively assuming general traffic flow will be utilizing Apache Trail to gain access to and from the site. The 942 daily trips generated by the proposed development would represent an approximate 4.1% increase in average weekday traffic along Apache Trail.

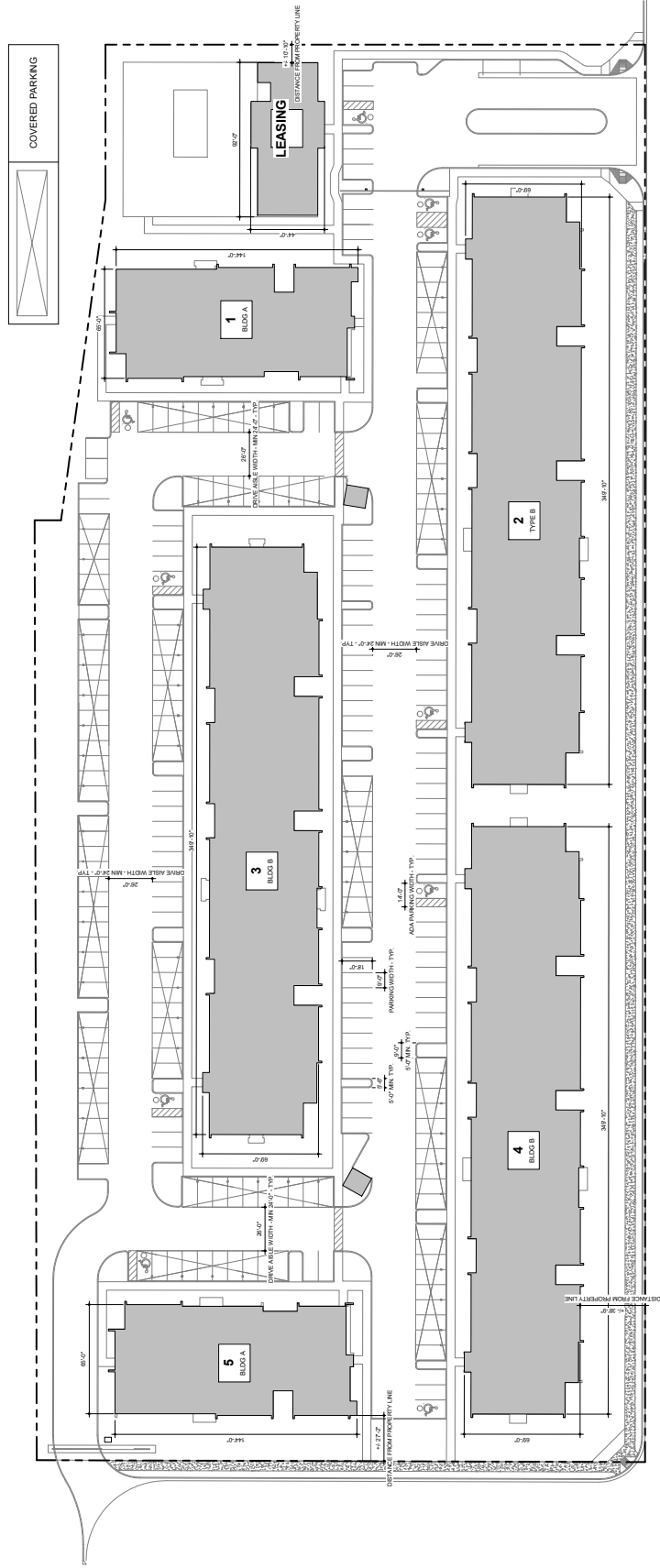
Turn Lane Warrant

The proposed primary access point is located along Rennick Drive, which is a local street. According to the City of Apache Junction *Engineering Design Guidelines and Policies* a turn lane would not be required for the proposed driveway and is therefore not recommended.

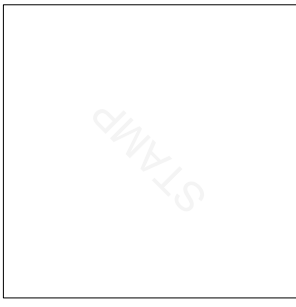
In conclusion, the additional traffic generated by the proposed development is anticipated to result in minimal traffic-related impacts on the existing roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN



2 ARCHITECTURAL SITE PLAN - SD





ATTACHMENT B – PINAL COUNTY ASSESSOR

Parcel Search*

[Start a New Search](#)

Parcel Details (101-13-1080) open

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.


[Comparable Properties](#)
 [Link to This Parcel](#)
 [Print View](#)

Parcel Number 101-13-1080 shows the following information for Tax Year: 2022 ▼ [Tax Year Chart](#)

Parcel Number: 101-13-1080 (View Tax Info)				Primary Owner: D V ARNOLD REALTY LLC	
Section: 20	Township: 01N	Range: 08E		Name 2:	
Map: Assessor Parcel Viewer				In C/O:	
Property Description: (What is this?)				Tax Bill Mailing Address	
S-944.53' OF N-1984.53' OF E-310.13' OF E1/2 E1/2 E1/2 NW OF SEC 20-1N-8E				Address: 870 W APACHE TRL	
				City: APACHE JUNCTION	
				State: AZ	
				Zip Code: 85120	

Date of Recording: 4/1/2021		Property Address (Location):			
Sale Amount: \$655,000.00					
Document(s):		Subdivision:			
2021-040727 2002-070042		Unit:	Block:	Lot:	Phase:
		Cabinet:	Slide:		
	Yes	No			
Widow		X			
Widower		X			
Disabled		X			
Senior Freeze		X			

Imp: 1.00	Item: Commercial Yard Improvements		
Const year: 1982	Grnd Flr Perim:	1	
Stories:	Total Sq. Ft.:	1	

Parcel Size:	6.72
Size Indicator:	Acres
Tax Area Code:	<u>4308</u> (Rates current as of 2021)
Use Code:	0192
Land Legal Class:	02RL - Vacant Land / Non-Profit Imp
Impr. Legal Class:	02RI - Residential Imp / Non-Profit Imp
Full Cash Value (FCV):	\$880,341.00
	 COMPARABLE PROPERTIES
Limited Value (LPV):	\$328,935.00
Real Property Ratio:	
Assessed FCV:	\$132,052.00
Assessed LPV:	\$49,340.34

Attached Personal Property:	No Personal Property Listed
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Assessor Use Codes [Close]	
Details for Use Code 0192	
Primary Use:	Residential
Category:	Site Built Residence, Miscellaneous
Sub-Category:	Urban, Non-Subdivided

*The data presented on this website is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. The Pinal County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.



ATTACHMENT C –TRIP GENERATION



Banyan - Apache Junction Apartments
Trip Generation Calculations (12th Edition)

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	146	Dwelling Units	6.21	50%	50%	0.41	24%	76%	0.52	62%	38%	907	454	453	60	14	46	76	47	29
Multifamily Housing (Low-Rise)	220	146	Dwelling Units	2.46	50%	50%	0.13	24%	76%	0.08	62%	38%	359	180	179	19	5	14	12	7	5
Multifamily Housing (Low-Rise)	220	146	Dwelling Units	12.50	50%	50%	0.73	24%	76%	1.04	62%	38%	1,825	913	912	107	26	81	152	94	58
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
Multifamily Housing (Low-Rise)	220	146	Dwelling Units	Equation T=5.65(X)+20.45	% In 50%	% Out 50%	Equation T=0.35(X)+12.93	% In 24%	% Out 76%	Equation T=0.48(X)+7.35	% In 62%	% Out 38%	Total 942	In 471	Out 471	Total 64	In 15	Out 49	Total 77	In 48	Out 29
Standard Deviation				1.87			0.10			0.13											
Number of Studies				28			51			61											
Average Size				208			219			215											
R ²				0.70			0.81			0.83											

Average

Minimum

Maximum

Equation