



**To:** Max Friedman  
Banyan Residential

**Date:** June 10, 2026

**From:** Shelly Sorensen, PE, PTOE

**Job Number:** 25.5917

**Project Number:** P-25-101-PDR

**RE:** Banyan Apartments  
Traffic Impact Statement



## INTRODUCTION

Lökahi, LLC (Lökahi) 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 and three-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 and three-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, 12<sup>th</sup> 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, 12<sup>th</sup> 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 and three-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 generate 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.

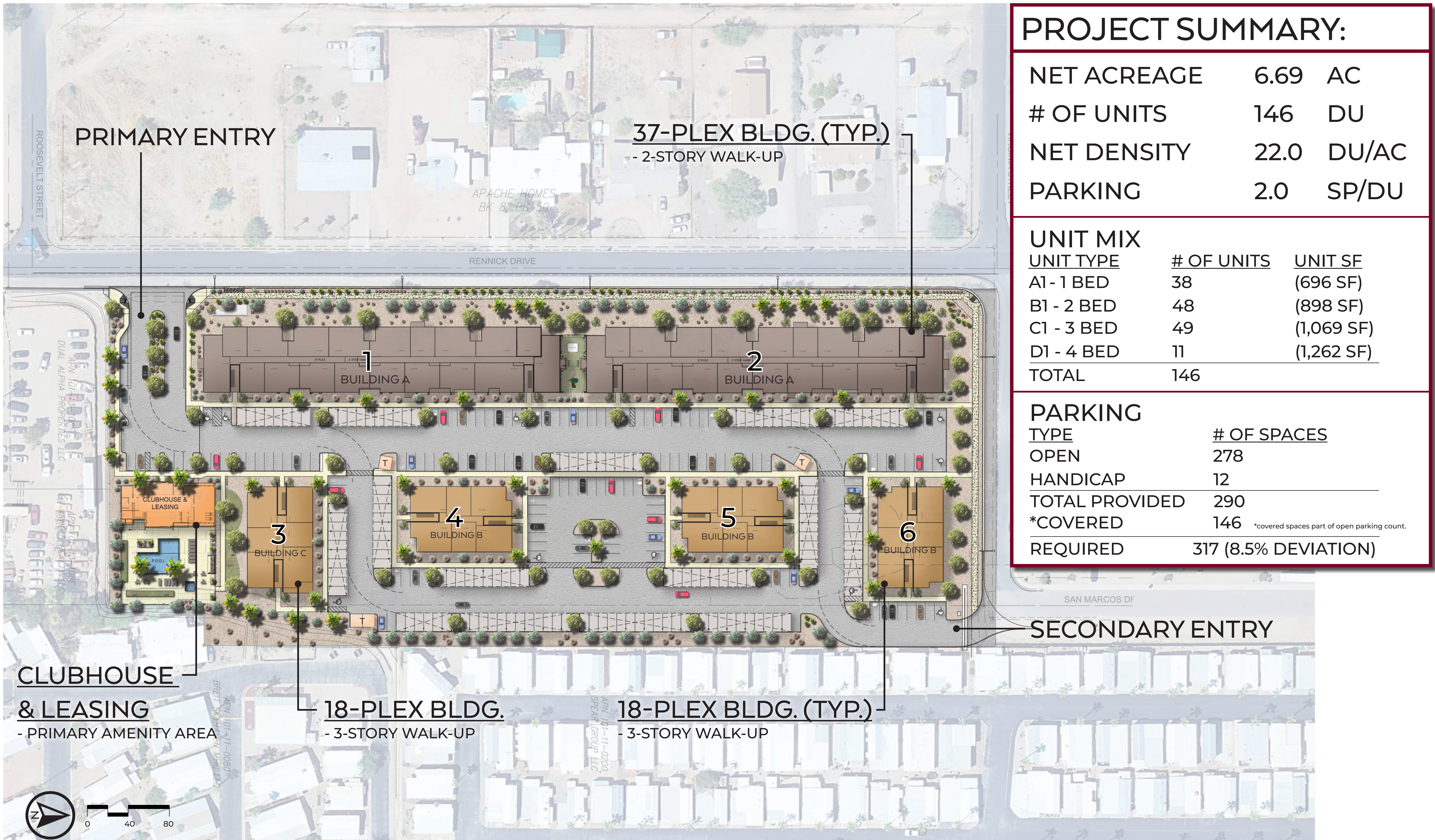
### **Turn Lane Warrant**

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



## PROJECT SUMMARY:

NET ACREAGE	6.69	AC
# OF UNITS	146	DU
NET DENSITY	22.0	DU/AC
PARKING	2.0	SP/DU

### UNIT MIX

UNIT TYPE	# OF UNITS	UNIT SF
A1 - 1 BED	38	(696 SF)
B1 - 2 BED	48	(898 SF)
C1 - 3 BED	49	(1,069 SF)
D1 - 4 BED	11	(1,262 SF)
<b>TOTAL</b>	<b>146</b>	

### PARKING

TYPE	# OF SPACES
OPEN	278
HANDICAP	12
<b>TOTAL PROVIDED</b>	<b>290</b>
*COVERED	146 <small>*covered spaces part of open parking count.</small>
<b>REQUIRED</b>	<b>317 (8.5% DEVIATION)</b>

# BANYAN - APACHE JUNCTION APARTMENTS

APACHE JUNCTION, ARIZONA  
CONCEPTUAL SITE PLAN | KA#225084 | DATE 06/11/2026





## ATTACHMENT B – PINAL COUNTY ASSESSOR



B



# PINAL COUNTY

ASSESSOR

## PARCEL SEARCH

[NEW SEARCH](#)

### PARCEL DETAILS

[Comparable properties](#)

[Tax Information](#)

[Parcel Map Viewer](#)

[Tax Year Chart](#)

[Property Address Location](#)

[Share this parcel](#)

[Print Details](#)

### PROPERTY INFORMATION

**PARCEL NUMBER**

101-13-108D

**S/T/R**

20/01N/08E

**PROPERTY DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 01 NORTH, RANGE 08 EAST, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 1040.00 FEET TO THE POINT OF BEGINNING, THENCE EAST 40.00 FEET, THENCE SOUTH 775.47 FEET, THENCE WEST 40.00 FEET, THENCE SOUTH 92.74 FEET, THENCE WEST 310.25 FEET, THENCE NORTH 869.14 FEET, THENCE EAST 310.25 FEET TO THE POINT OF BEGINNING. 300,581 SQUARE FEET, 6.90 ACRES.

**SUBDIVISION**

N/A

**UNIT**

N/A

**BLOCK**

N/A

**LOT**

N/A

**PHASE**

N/A

**CABINET**

N/A

**SLIDE**

N/A

### OWNER INFORMATION

**PRIMARY OWNER**

PRESTIGE PARTNERS LLC

**NAME 2**

N/A

**IN C/O**

N/A

**TAX BILL MAILING ADDRESS**

3100 W RAY RD STE 101 CHANDLER, AZ 85226

**PROPERTY ADDRESS(LOCATION)**

**PARCEL ALERT LIST**

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**DATE OF RECORDING**

09/22/2023

**SALE AMOUNT**

Not Given

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**DOCUMENT(S)**

2023-070576

VALUATION INFORMATION

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](#).

Tax Year:

**TAX AREA CODE:**

4308

**USE CODE:**

0004

**PARCEL SIZE**

6.90

**SIZE INDICATOR**

Acres

**FULL CASH VALUE**

\$2,254,358.00

**LIMITED VALUE(LVP)**

\$1,376,781.00

**ASSESSED FCV**

\$338,154.00

**ASSESSED LPV**

\$206,517.15

**LAND LEGAL CLASS**

02RL-Vacant Land / Non-Profit Imp

**IMPR. LEGAL CLASS**

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IMPROVEMENTS

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IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
0		0		0	0

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**ATTACHED PERSONAL PROPERTY**

No Personal Property Listed

EXEMPTIONS

**WIDOW**

No

**WIDOWER**

No

**SENIOR FREEZE**

No

**DISCLAIMER**

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## 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	Average
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	Minimum
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	Maximum
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			Equation			Equation			Total	In	Out	Total	In	Out	Total	In	Out	
				$T=5.63(X)+120.45$	50%	50%	$T=0.35(X)+12.93$	24%	76%	$T=0.48(X)+7.35$	62%	38%	942	471	471	64	15	49	77	48	29	
Multifamily Housing (Low-Rise)	Standard Deviation			1.87			0.10			0.13												
	Number of Studies			28			51			61												
	Average Size			208			219			215												
	R <sup>2</sup>			0.70			0.81			0.83												