



To: Seth Jardine
EcoVista Development LLC

Date: May 27, 2022

From: Shelly Sorensen, PE, PTOE

Job Number: 22.5317.001

RE: SEC Rennick Drive and Virginia Street
residential
Traffic Impact Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Impact Statement for the proposed SEC Rennick Drive and Virginia Street residential development, located on the Southeast Corner (SEC) of Rennick Drive and Virginia Street, in Apache Junction, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of a 124-unit townhome style apartment subdivision. 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 to the adjacent roadway network.

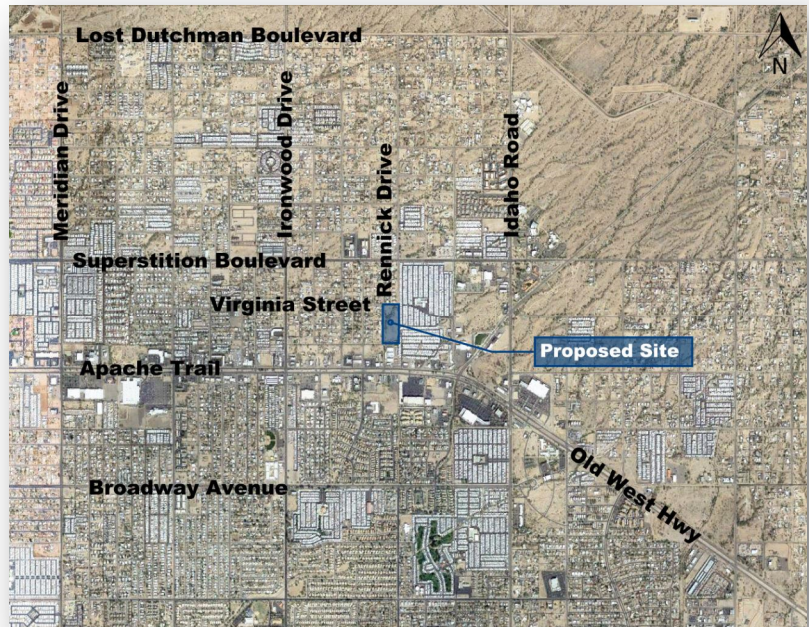


Figure 1 - Vicinity Map





EXISTING CONDITIONS

The proposed development is bordered by Rennick Drive to the west, Virginia Avenue to the north, mobile homes to the east and commercial property to the south. According to the Pinal County Assessor's website, the current site is comprised of one (1) parcel. Parcel 101-13-1080 is currently zoned for High Density Multiple-Family Residential (RM-2). The approximate 6.90-acre site is currently vacant land. See **Attachment B** for Pinal County Assessor's 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 study area. 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 study area. According to the City of Apache Junction General Plan 2020, Virginia Street is classified as a local street, within the study area. There is an unposted 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 and terminates at Virginia Street and the north driveway of the site. According to the City of Apache Junction General Plan 2020, San Marcos Drive is classified as a local street, within the study area. There is an unposted speed limit of 25 mph.

Apache Trail located one-tenth of a mile south of the study area, generally runs east-west and provides three (3) through lanes in each direction of travel, with a raised landscaped median. According to the City of Apache Junction General Plan 2020, Apache Trail is classified as a 6 Lanes Plus Turn Lanes – major arterial. According to *Arizona Department of Transportation (ADOT) Transportation Data Management System*, a 2020 annual average daily traffic (AADT) reported a volume of 20,504 vehicles per day (vpd) along Apache Trail, between Ironwood Drive and SR 88 Highway. There is a posted speed limit of 40 mph.



PROPOSED DEVELOPMENT

The proposed SEC Rennick Drive and Virginia Street residential development will be comprised of a 124-unit townhome style apartment subdivision.

Vehicular access to the site will be provided with two (2) driveways along the west and north side of the site, located along Rennick Drive and Virginia Street. The first access point is located along Rennick Drive. The first driveway, will be the main entry, is approximately 815' south of Virginia Street (center to center). The second access point is located on the north side of the site at the intersection of Virginia Street and San Marcos Drive as the northbound approach. All driveways will be full access driveways, allowing all turn movements into and out of the site.

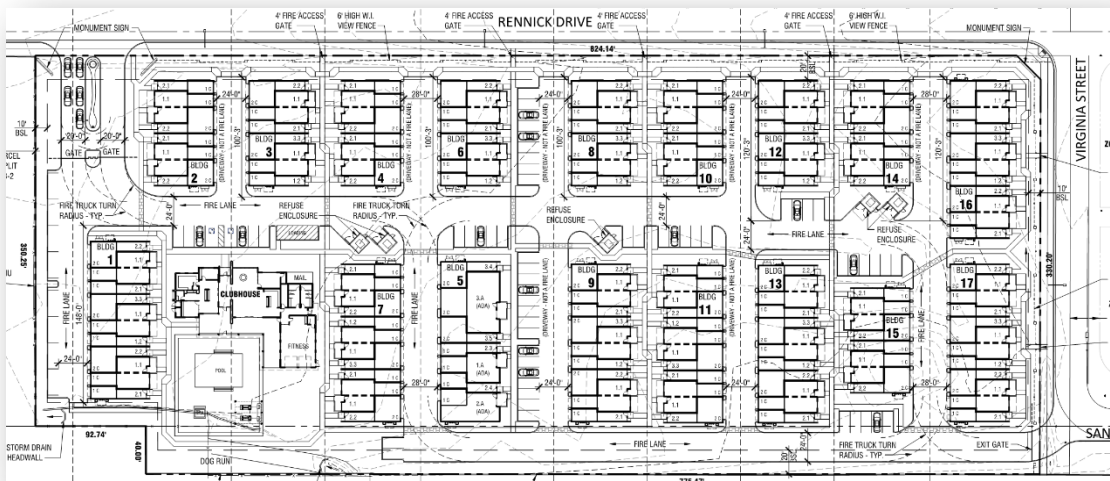


Figure 2 – Site Plan

TRIP GENERATION

The trip generation for the proposed SEC Rennick Drive and Virginia Street residential was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE trip generation rates and fitted curve equations are based on studies that measure 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 the standard for the transportation engineering profession.

The trip generation for the proposed SEC Rennick Drive and Virginia Street residential development was calculated utilizing ITE Land Use 215 – Single-Family Attached Housing. Trip generation calculations are shown in [Table 1](#). See [Attachment C](#) for detailed trip generation calculations.



Table 1 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Attached Housing	215	124	Dwelling Units	894	59	18	41	70	40	30
Total				894	59	18	41	70	40	30

The proposed development is anticipated to generate 894 weekday daily trips, with 59 trips occurring during the AM peak hour and 70 trips during the PM peak hour.

RIGHTS TURN LANES

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.

Per Section 10-3-6 (C) it states “right-turn lanes shall be provided on major arterial streets at all street intersections, and at driveways where warranted”.

Both Rennick Drive and Virginia Street are classified as local street, not major arterial streets, per the City of Apache Junction. Therefore, no right turn lanes are required on Rennick Drive or Virginia Street under Section 10-3-6(c).

SUMMARY

The proposed SEC Rennick Drive and Virginia Street residential development is located on the SEC of Rennick Drive and Virginia Street and is comprised of a 124-unit townhome style apartment subdivision.

The development is anticipated to generate 894 weekday trips, with 59 trips occurring during the AM peak hour and 70 trips occurring during the PM peak hour.

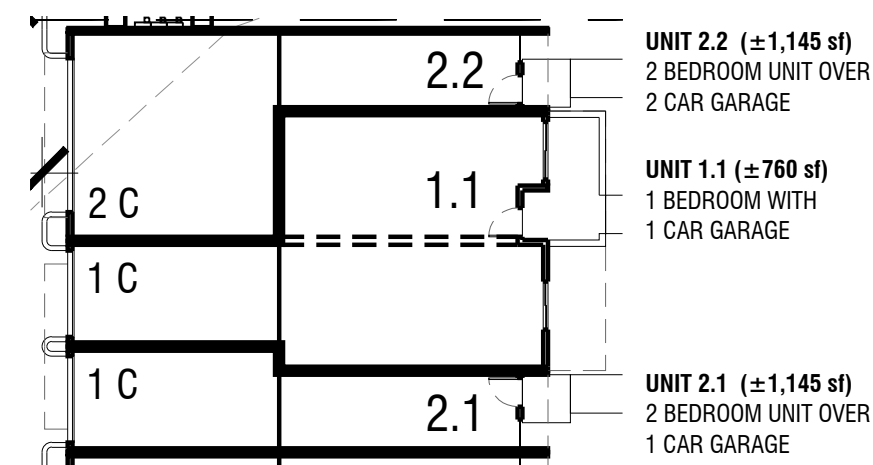
The Arizona Department of Transportation (ADOT) Transportation Data Management System indicated a 2020 AADT of 20,504 vpd along Apache Trail, between Ironwood Drive and SR 88 Highway. Conservatively assuming general traffic flow will be utilizing Apache Trail to gain access to and from the site. The 894 daily trips generated by the proposed development would represent an approximate 4.4% increase in average weekday traffic along Apache Trail.

In conclusion, the additional traffic generated by the proposed SEC Rennick Drive and Virginia Street residential development is anticipated to result in minimal traffic related impacts to the existing roadway network and the surrounding area.

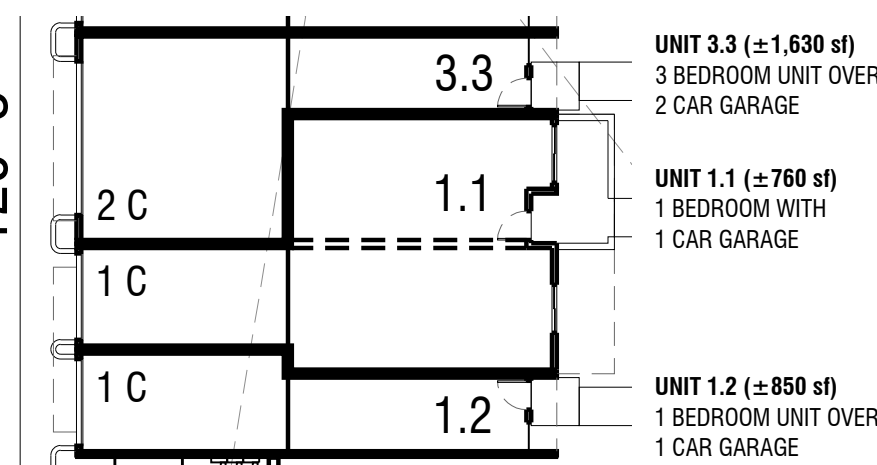


ATTACHMENT A – PROPOSED SITE PLAN

BUILDING MODULE 1



BUILDING MODULE 2

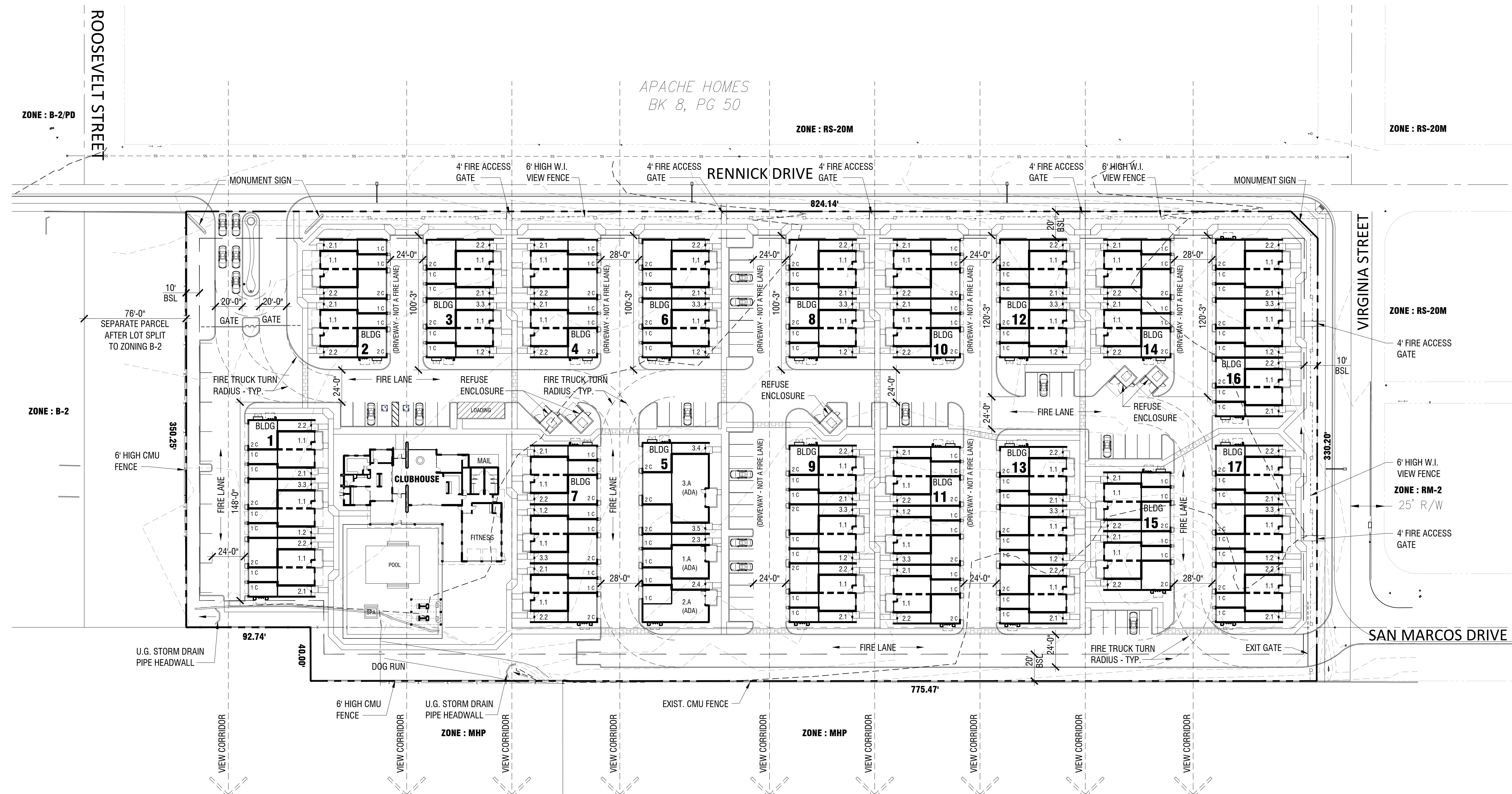


TOTAL PARKING: 223 SP REQUIRED, 236 SP PROVIDED
STALL SIZE : 90° : 9'-0" WIDE, 18'-0" LONG
PARALLEL : 9'-0" WIDE, 22'-0" LONG

		REQUIRED	PROVIDED
1 BEDROOM :	51 X 1.50	77 SP	51 GARAGE 26 ON SITE
2 BEDROOM :	58 X 2.00	116 SP	86 GARAGE 30 ON SITE
3 BEDROOM :	15 X 2.00	30 SP	30 GARAGE 30 ON SITE
		223	223
VISITOR SPACES :			13
LOADING ZONE 12x35':	1 REQUIRED, 1 PROVIDED		

GROSS SITE AREA : ±300,570 SF (6.90 AC - AFTER LOT SPLIT)
NET SITE AREA : ±291,800 SF (6.70 AC)
CURRENT ZONING : RS-GR
PROPOSED ZONING : RM-2
SETBACKS (BSL): 20' FRONT & REAR, 10' SIDE INTERIOR & STREET
BUILDING HEIGHT : 35' ALLOWED IN CURRENT ZONING, 30' PROPOSED
NO. OF STORIES : 2
DWELLING UNITS (DU) : 124
DENSITY : 18 DU/AC (GROSS SITE AREA)
LOT COVERAGE : 50% ALLOWED, ±38% PROPOSED (±110,511 SF)
AMENITIES : OFFICE, CLUB, POOL, SPA, OUTDOOR KITCHEN

BUILDING TYPES	1 BED	2BED	3BED	TOTAL
6.1 - (5) 6 UNIT	(2) 10	(4) 20	(0) 0	30
6.2 - (4) 6 UNIT	(3) 12	(2) 8	(1) 4	24
7.A - (1) 7 UNIT	(1) 1	(2) 2	(4) 4	7 (3 ADA UNITS)
9 - (7) 9 UNIT	(4) 28	(4) 28	(1) 7	43
TOTAL UNITS	51	58	15	124
	41%	47%	12%	



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EcoVista
Development

THE ENCLAVE

ON RENNICK

SEC RENNICK DR & VIRGINIA ST
APACHE JUNCTION, ARIZONA

SITE PLAN

124 UNITS / 6.9 AC GROSS

DATE : 5/21/22

SCALE: 1" = 40'





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 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
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Widow		X
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Widower		X
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Disabled		X
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Senior Freeze		X
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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:	4308 (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



Equation

Single-Family Attached Housing