

22-0662-SDR1**Jankosa, Inc.****1600 N Jones Boulevard**

Proposed replacement of a 6.138 thousand square foot convenience store/restaurant building with a 4.775 thousand square convenience store/restaurant building.

Traffic produced by proposed development:

First Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE [1000 SF]	4.654	762.28	3,548
AM Peak Hour			62.54	291
PM Peak Hour			49.11	229

(heaviest 60 minutes)

Second Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/O DRIVE THRU [1000 SF]	1.484	450.49	3,547
AM Peak Hour			43.18	64
PM Peak Hour			33.21	49

(heaviest 60 minutes)

Total Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	6.138	0	7,095
AM Peak Hour			0.00	355
PM Peak Hour			0.00	278

(heaviest 60 minutes)

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	1.695	467.48	792
AM Peak Hour			44.61	75
PM Peak Hour			33.03	56

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE/GAS STATION [2-4 KSF] [VFP]	12	265.12	3,182
AM Peak Hour			16.06	193
PM Peak Hour			18.42	221

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	4.775	0	3,974
AM Peak Hour			0.00	268
PM Peak Hour			0.00	277

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	-1.363	0	-3,121
AM Peak Hour			0.00	-87
PM Peak Hour			0.00	-1

(heaviest 60 minutes)

Jones Boulevard

Average Daily Traffic (ADT)	24,522
PM Peak Hour	1,962

(heaviest 60 minutes)

Vegas Drive

Average Daily Traffic (ADT)	14,330
PM Peak Hour	1,146

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	33,800
Vegas Drive	33,800

This project is expected to reduce trips per day on Jones Blvd. and Vegas Dr. Currently, Jones is at about 73 percent of capacity and Vegas is at about 42 percent of capacity.

Based on Peak Hour use, this development will remove from the area roughly 87 additional peak hour trips, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.