



March 4, 2024

Trip Generation Statement - Rezoning
11085 State Bridge Road
Ingenium Project No.: 230128

Narrative:

This document is being prepared as part of the rezoning petition for the property at 11085 State Bridge Road in Johns Creek, GA. The property is currently zoned C-1 Community Business District, while the requested zoning is R-4A Single-Family Dwelling District. Peak-hour Trip Generation Counts are provided below to help assess the impact of the proposed residential development on traffic in the surrounding area.

The property is currently vacant and does not generate any vehicle trips. There is an existing antique store structure and driveway, however the store has been closed for a while now and is no longer in use. Therefore, existing trips will be considered 0 for all time scenarios.

The proposed development will construct three single-family homes with individual driveways connected to a new private road. The peak-hour trip generation counts for Land Use 210, Single-Family Detached Housing, provided below are derived from the ITE Trip Generation Manual 11th Edition.

Peak Hour:

Weekday AM = 9 Total Trips (2 Entry, 7 Exit)
Weekday PM = 4 Total Trips (3 Entry, 1 Exit)
Saturday = 13 Total Trips (7 Entry, 6 Exit)
Sunday = 7 Total Trips (4 Entry, 3 Exit)

Daily:

Weekday = 40 Total Trips (20 Entry, 20 Exit)
Saturday = 28 Total Trips (14 Entry, 14 Exit)
Sunday daily trip data is not currently available for the proposed use scenario.

According to the data presented above, this development will not have any meaningful impact on traffic in the area. The proposed land use will generate far fewer than 100 trips, therefore no traffic impact study or further analysis is required.

Received
March 5, 2024
RZ-24-0003
Planning & Zoning

