



Memorandum

To: Rick Trice, P.E.
Director of Public Works
City of Saginaw, TX

From: Brandon Forsythe, P.E.
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: May 18, 2021

Re: McLeroy Trip Generation Memo
Saginaw, Texas

PURPOSE

Kimley-Horn was retained by the City of Saginaw, Texas to evaluate the potential impact to traffic volumes along McLeroy Boulevard considering a potential rezoning for the tracts located immediately east and west of the existing Westwood Drive stub out, just south of McLeroy Boulevard.

To the west of Westwood Drive, the existing zoning calls for MF1 (Multifamily (18 density units per acre)) zoning classification and to the east the existing zoning calls for NC (Neighborhood Commercial) zoning classification.

Based on information provided by the developer, the current site plan for the Villas at Willow Creek provided for rezoning calls for townhome land use and a density of approximately 8 dwelling units per acre. The proposed site plan is attached.

This memorandum will compare the anticipated trips projected under the existing zoning versus that proposed by the developer.

EXISTING ZONING

The area located west of Westwood Drive is zoned MF1. The acreage of this proposed zoning is approximately 11.5 acres. Applying the appropriate density (18 units per acre) results in approximately 207 multifamily units.

The area located east of Westwood Drive is zoned NC. The acreage of this proposed zoning is approximately 10.3 acres. Applying a typical planning level floor to area (FAR) ratio of 0.20 for retail use results in approximately 90,000 square feet of retail land use.

Table 1 provides the existing zoning trip generation table which is based on the assumptions outlined above. For the MF1 zoned area, ITE's mid-rise multifamily land use was utilized while for the NC zoned area, ITE's general shopping center use was utilized when estimating the site's trip generation.



Table 1. Existing Zoning Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Mid-Rise)	221	207 Dwelling Units	1,128	20	55	75	56	35	91
Shopping Center	820	90,000 Square Feet	3,398	53	32	85	165	178	343
Site Total			4,526	73	87	160	221	213	434

PROPOSED DEVELOPMENT

Based on information provided by the developer, the current site plan calls for townhomes with a density of approximately 8 dwelling units per acre. The site is proposed with 168 units. The land use assumed for the townhome use was ITE's low-rise multifamily land use. The anticipated trip generation for the proposed development is summarized in **Table 2**.

Table 2. Proposed Development Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Low-Rise)	220	168 Dwelling Units	1,230	18	59	77	59	35	94
Site Total			1,230	18	59	77	59	35	94

CONCLUSIONS

The proposed Villas at Willow Creek development is projected to generate less traffic than if the site was developed per the existing zoning. The daily traffic is projected to be approximately 30% of the daily and 50% of the morning peak hour. Therefore, volumes along McLeroy Boulevard would ultimately be lower with the proposed development versus what the site could be developed as under the existing zoning.

If you have any questions, please contact me at brandon.forsythe@kimley-horn.com or by phone at 817-339-2289.



Conceptual Site Plan

