



## **Traffic Generation Report**

### **Preliminary/Final Land Development Plan**

Proposed Building and Parking Lot Expansion for Antonino Purpura

2210 Aspen Drive

Upper Allen Township, Cumberland County, PA

November 1, 2023

SDC #1484.1A

The purpose of this report is to determine whether a Traffic Impact Study per Section 220-3.7.F of the Upper Allen Township Subdivision and Land Development Ordinance is required for the project and is intended to meet the requirements of Section 220-3.7.C of the same ordinance as it relates to the plan submittal requirements for preliminary/final Land Development plans.

This project involves a proposed building addition of 1,970 s.f. to the existing 5,849 S.F. building (total building = 7,819 s.f.), a new parking lot located in the northern section of the parcel, corresponding proposed stormwater management and other associated site improvements located at 2210 Aspen Drive, in Upper Allen Township, Cumberland County, Pennsylvania.

The project site is located within C-2, Highway Commercial zoning district and is bordered by a township road (Aspen Drive) on the east, a township road (Kim Acres Drive) on the north, and a PennDOT Road (South Market Street, S.R. 0114) on the west. The centerline of Aspen Drive delineates a zoning district boundary with R-2, Medium Density Residential. The parcel located to the northwest is within the C-2 District and is currently vacant with future plans for a car wash. The parcel located to the south is within the C-2 District and is currently developed. All parcels located to the west and across South Market Street are currently developed with an Auto Maintenance shop, car wash, and convenience store. All parcels located on the east side of Aspen Drive are in the R-2 district and currently developed with single family and attached dwelling units.

Access to the existing restaurant building will remain via the existing driveway connecting to Aspen Drive. One (1) additional access drive is proposed with this project to connect the proposed parking lot (48 parking spaces) to Aspen Drive.

The existing roadway network includes:

- Aspen Drive is a two-lane roadway with a 28 foot wide cartway within a Township Right-of-Way of varying widths
- Kim Acres Drive is a two-lane roadway with a 40 foot wide cartway within a Township Right-of-Way of varying width.
- South Market Street (S.R. 0114) is a two-lane roadway with a portion of the left turn merge lane along the property frontage. This is a PennDOT roadway with a 80 foot wide Right-of-Way from the centerline of the road along the property frontage.

The traffic levels anticipated to be generated by the proposed building and parking lot expansion have been estimated based on procedures in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Ed. 2021). The Land Use Code most applicable to the project is 930-Fast Casual Restaurant and was used to estimate the site trips for the 7,819 s.f. building. Table 1 below summarizes the estimated trip generation for the restaurant expansion and includes site estimates for both the existing and proposed expansion conditions.

**Table 1: Estimate Site Trip Generation**

Condition	Land Use (Code)	Size	AM Peak Hour			PM Peak Hour			Daily Trips
			Enter	Exit	Total	Enter	Exit	Total	
Existing Conditions	Fast Casual Restaurant (930)	5,849 SF	N/A	N/A	N/A	40	33	73	568
Proposed Conditions	Fast Casual Restaurant (930)	7,819 SF	N/A	N/A	N/A	54	44	98	760
DIFFERENCE						+14	+11	+25	+192
* Source: ITE Trip Generation Manual 11th Edition (2021)									

The level of additional traffic anticipated to be generated with the proposed building expansion is calculated to be 192 Daily Trips. Per Section 220-3.7.F.2(a) of the Upper Allen Township Subdivision and Land Development Ordinance, a Traffic Impact Study would not be required as the Project does not propose more than 250 Daily Trips.

The intersection of Kim Acre Drive/Aspen Drive is stop sign controlled and the intersection of Kim Acres Drive/South Market Street is controlled by a traffic signal. Based on observations and similar project experience, the signalized intersection operates at adequate levels and the proposed project will not adversely affect the neighboring road network.