
Executive Summary

This report summarizes the findings of a traffic impact analysis for a proposed commercial development in Glendale, Arizona. The development will be located on the northwest corner of 91st Avenue and Camelback Road. The Project will be constructed on a vacant lot and will utilize two new site driveways for access.

The Project is forecast to generate approximately 211 AM peak hour trips, 247 PM peak hour trips, and 3,687 average daily trips based on the Day Care Center land use, Fast-Food Restaurant with Drive-Through Window land use, and the Coffee/Donut Shop with Drive-Through Window land use. Based on the anticipated number of peak hour site-generated trips, the project warrants a Category I Traffic Impact Study (TIS) according to the Maricopa County Department of Transportation (MCDOT) Traffic Impact Study Manual (May 2017) document.

Existing conditions, as well as Opening Year (2024) and Opening +3 Years (2027) non-site and total traffic conditions scenarios were analyzed.

The following recommendations are suggested based on the study findings:

- Construct a westbound right-turn lane with 150 feet of storage at the Camelback Road/Driveway B intersection.
- Stripe an eastbound left-turn lane with 150 feet of storage into the existing TWLTL at the Camelback Road/Driveway B intersection.
- Construct project improvements in accordance with plans approved by the City of Glendale.

The recommendations are summarized on Figure 12.

Figure 12: Recommendations

