

# Clermont Commercial Outlets – Trip Generation Analysis

Previous approved site plan amendment (AR 1184) consisted of a 3,895 SF (Auto Zone), a 5,556 SF (Tire Store) and a 3,514 SF (Hess Gas Station) that have been built and a proposed 6-unit/14,580 SF general commercial and a 13,225 SF (CVS) that have not been built but have trips reserved. The applicant is asking to replace the 6-unit general commercial and the CVS by a Rooms-to-Go store of 35,588 SF.

This analysis will look at the trip generation from the previously approved but not constructed uses and compare them to the proposed Rooms-to-Go store.

## Trip Generation Rates

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type and amount of land uses contained within that development. Trip rates used in this analysis were taken from the ITE publication, Trip Generation, 8<sup>th</sup> Edition. Table 1 summarizes the land use types, land use codes and trip rates for the development.

**Table 1 - ITE Trip Rates**

LAND USE	ITE LUC	UNIT RATE	ITE TRIP RATES								
			24 HOURS			AM PEAK HOUR			PM PEAK HOUR		
			EQUATION	%VOL IN	%VOL OUT	EQUATION	%VOL IN	%VOL OUT	EQUATION	%VOL IN	%VOL OUT
Pharmacy/Drugstore with Drive-Through Window	881	Trips/1,000 SF GFA	Average Rate = 88.16	50%	50%	Average Rate = 2.66	57%	43%	Average Rate = 10.35	50%	50%
Shopping Center	820	Trips/1,000 SF GFA	Average Rate = 42.94	50%	50%	Average Rate = 1.00	61%	39%	Average Rate = 3.73	49%	51%
Discount Home Furnishing Superstore	869	Trips/1,000 SF GFA	Average Rate = 20.00	50%	50%	Average Rate = 0.57	64%	36%	Average Rate = 1.57	53%	47%

## Trip Generation – Previously Approved

Once trip generation rates are established, trip generation volumes can be calculated based upon the size and extent of the development. Table 2 summarizes the trip generation for the previously approved but yet not build portion of the project.

**Table 2 - Trip Generation Volumes (Previously Approved)**

LAND USE	TRIP GENERATION VOLUMES								
	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Pharmacy/Drugstore with Drive-Through Window	1,166	583	583	35	20	15	137	69	68
Shopping Center	626	313	313	15	9	6	54	26	28
<b>TOTAL</b>	<b>1,792</b>	<b>896</b>	<b>896</b>	<b>50</b>	<b>29</b>	<b>21</b>	<b>191</b>	<b>95</b>	<b>96</b>

## Trip Generation – Proposed

Table 3 summarizes the trip generation for the proposed project.

**Table 3 - Trip Generation Volumes (Proposed)**

LAND USE	TRIP GENERATION VOLUMES								
	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Discount Home Furninshing Superstore	712	356	356	20	13	7	56	30	26

## Net New Trips

Net new trips are determined by calculating the difference in the adjusted trip volumes between the previously approved and the proposed uses. Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed development.

**Table 4 - Net New Trips**

CONDITION	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Previously Approved	1,792	896	896	50	29	21	191	95	96
Proposed	712	356	356	20	13	7	56	30	26
<b>Net New Trips</b>	<b>-1,080</b>	<b>-540</b>	<b>-540</b>	<b>-30</b>	<b>-16</b>	<b>-14</b>	<b>-135</b>	<b>-65</b>	<b>-70</b>

## Conclusion

This analysis shows that the proposed changes to the Clermont Commercial Outlets will not exceed the trip volume of the previously approved commercial development.