

**Aqua Reserve  
Small-Scale Comprehensive Plan Land Use Amendment  
Justification Statement  
Transportation Analysis**

1. Overview

This is a request for a Comprehensive Plan land use amendment from RES-24 (County) to HDR-24 (City) on approximately 18.9 acres located on the north and south sides of Sea Forest Drive, west of Elisabethan Lane. A companion annexation petition, and a rezoning amendment from MF-2 (County) to RPD (City), are being submitted to allow for the development of a maximum of 32 Townhomes (South Parcel) and 50 Apartments (North Parcel).

2. Transportation Analysis

Access to the subject site is planned to be provided via a full access driveway connection to Sea Forest Drive, which is a County collector roadway. A Traffic Impact Study was conducted by Raysor Transportation Consulting, dated May 25, 2021. Based on the data, analyses and findings presented within the Traffic Impact Study for the project, the following was concluded:

- a. The adjacent segment of Sea Forest Drive is anticipated to operate acceptably at Level-of-Service "C" both with and without development of the subject property.
- b. The project site access driveway connection to Sea Forest Drive is anticipated to operate acceptably at Levels-of-Service "A" and "B" for post-development peak hour traffic conditions.
- c. New site access turn lanes were found to not be warranted on Sea Forest Drive at the project site access driveway connection.