



PLANNING
ENGINEERING
IMPLEMENTATION

Date: January 16, 2025

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Village of Overland Pointe Retail – Revised PDP
PEI # 220971

Estimate of Trips Generated by Proposed Development

This memo provides estimated trips as part of the revised preliminary development plan for a portion of the Village of Overland Pointe Retail development at the Southeast corner of 135th and Antioch Road. The proposed project location was previously approved for two 7,000 S.F. retail buildings. The proposed revised plan will result in an 11,520 S.F. retail building, a 5,000 S.F. retail building, and a 2,000 S.F. Site Down Fast-Food Restaurant with a Drive-Through.

For evaluating the traffic generated by new development, the Institute of Transportation Engineers (ITE) has a manual called *Trip Generation Manual, 11th Edition*. This manual contains data for most of the anticipated commercial, residential, industrial and specialty types of land developments. This manual is used to estimate the number of trips a development will generate based on building size, number of dwellings, number of employees, etc. Volumes were calculated as follows for the daily total and the AM and PM Peak Hours on a typical weekday.

Previously Approved Plan – Per 2021 Plan									
ITE Land Use	Intensity	ITE Code	Weekday Total	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
822 Retail – Strip Retail Plaza (<40K)	14,000 SF	822	820	36	22	14	99	49	50
Previous Development Trips			820	36	22	14	99	49	50

Proposed Development Plan									
ITE Land Use	Intensity	ITE Code	Weekday Total	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
822 Retail – Strip Retail Plaza (<40K)	16,520 SF	822	927	24	16	7	111	56	55
934 – Fast Food Restaurant with Drive-Through Window	2,000 SF	934	935	89	46	43	66	34	32
Proposed Development Trips			1,862	113	62	50	177	90	87
Net Change in Development Trips			+1,042	+77	+40	+36	+78	+41	+37

The proposed development results in an increase of 1,042 Weekday trips, 77 AM Peak Hour trips, and 78 PM Peak Hour trips than the previously approved plan.

Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Daniel Finn, P.E.

