

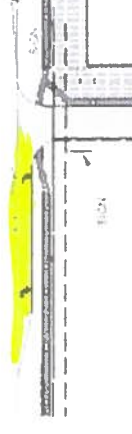
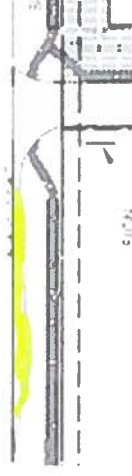
## ULDC ARTICLE XXII. SPECIAL EXCEPTIONS, SECTION 53-259. FINDINGS.

### Finding (m):

The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system..

Response:

- ✓ A Traffic Impact Study identified the turn lane on Woodhaven Drive and was reviewed & approved by the City Engineer
- ✓ The Woodhaven Drive turn lane is a required improvement
- ✓ The requirement applies whether or not it is shown on the concept plan
- ✓ Furthermore, the proposed development plan generates approximately 57% fewer daily trips than full commercial development which is permitted by right.
- ✓ We have identified and corrected ~~the~~ informed staff



**Staff Response:** “The transportation impact statement dated October 7, 2025, indicates turn lanes are warranted as follows: A right turn lane at the proposed access drive on S. Toledo Blade Boulevard, a southbound left turn lane into the proposed S. Toledo Blade Boulevard access drive, and a right turn lane at the proposed access drive on Woodhaven Boulevard. The development master plan shows the warranted turn lanes on S. Toledo Boulevard but does not show a turn lane on Woodhaven Boulevard, which should be constructed to avoid adverse effects on traffic flow. See excerpt from the IIS below.”