



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



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February 1, 2019

VIA EMAIL – chullbettale@arnoldmo.org

Attn: Christie Hull-Bettale
Community Development Engineer
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

RE: TRAFFIC/PARKING DESIGN - CEDARHURST OF ARNOLD

Ms. Hull-Bettale,

In regards to comments #12 & #13 provided by the City of Arnold in their review of our Consolidation Preliminary Plat/Rezoning Exhibit, we feel the ingress and egress, as well as the parking currently shown on the plan is more than adequate to handle the volume of traffic this project will generate. We feel a traffic study is not warranted due to the fact this development will generate a minimal amount of traffic.

Based off previous projects with nearly identical designs and unit counts, we feel it is sufficient for the following reasons.

- 1) Less than 25% of our Assisted Living residents drive, typically no more than a few times per week.
- 2) Assisted Living residents that do drive tend to drive much less after moving in because of the transportation and shuttle services we provide.
- 3) None of our Memory Care residents drive.
- 4) The most employees that will ever be scheduled during one shift is 15.
- 5) Based on similar facilities that Cedarhurst currently operates, the most cars that ever enter or exit the facility is no more than 10 per hour, and no more than 50 per day.

For the reasons listed above, we do not foresee this design being an issue when it comes to the facility and the amount of traffic that it can handle, nor do we feel a traffic study is necessary. Please let me know if you have any further questions.

Regards,

Nick Dwyer

EXHIBIT B- APPLICANT LETTER OF DISCUSSION FOR TRAFFIC STUDY AND PARKING