

## Chewy Vet Care Veterinary Clinic Delray Place South, Delray Beach

### Traffic Impact Statement Introduction

This Traffic Impact Statement provides the required trip generation equivalency analysis for the proposed Chewy Vet Care at Delray Place South and illustrates that the proposed Veterinary Clinic use generates substantially less traffic than typically permitted tenants within the existing shopping center.

### Comparison to Similar Uses

Veterinary Clinics, such as the proposed Chewy Vet Care, generate traffic patterns consistent with other professional or personal service businesses, such as medical offices, salons, and retail stores. One of the primary reasons a Veterinary Clinic generates lesser traffic impacts is that a Veterinary Clinic typically operates by appointment, resulting in steady, predictable traffic flow throughout the day. Therefore, unlike other uses that are permitted by right within the existing shopping center that generate higher-traffic business, such as restaurants or fitness centers, Veterinary Clinics do not typically rely on walk-in traffic or peak-time surges.

### Traffic Generation Data

Using data from the **Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition**, which provides standard trip generation rates for land uses, the proposed Veterinary Clinic will generate significantly fewer trips than retail, restaurant, and other use types commonly found in shopping centers. The ITE rates are detailed below:

- **Veterinary Clinic (Land Use Code 640):** Average daily trips: **4.72 trips per 1,000 ft<sup>2</sup>**
- **Specialty Retail Center (Land Use Code 826):** Average daily trips: **44.32 trips per 1,000 ft<sup>2</sup>**

The proposed 3,685 ft<sup>2</sup> Veterinary Clinic would generate approximately **17 trips per day**, which is a de minimis amount of traffic and significantly lower when compared to the **163 trips per day** generated by a similar-sized specialty retail, restaurant, and other type uses that are permitted by right in the shopping center.

### Conclusion

Based on the ITE data and operational characteristics of a Veterinary Clinic, the proposed 3,685 ft<sup>2</sup> Chewy Vet Care generates substantially less traffic than other permitted shopping center tenants such as restaurants, fitness centers, and other specialty retail which have a much greater traffic impact. The Veterinary Clinic's predictable, low-impact traffic patterns ensure compatibility with existing uses in the shopping center and the surrounding area.



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AND SEALED BY DENNIS R. SHULTZ, P.E.  
ON Jan 16, 2025

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