



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 10, 2021

STAFF REVIEW BY: David R. Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Red Sky Ranch a PUD
Owner/Designer: McKown Family, LLC
Engineer: SMC
Traffic Engineer: None

PROJECT TYPE: Residential

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the Red Sky Ranch a PUD development with significant floodplain to the west. The project takes access along 48th Avenue NW with one new driveway and one reconstructed existing driveway. 48th Avenue NW is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City of Norman's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

48th Avenue NW: 2 lanes (existing/future). Speed Limit - 50 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	42	21	21
A.M. Peak Hour	12	3	9
P.M. Peak Hour	5	3	2

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The trip generation potential for this development is well below the threshold for when a traffic impact study is required. No negative impacts are anticipated.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed Preliminary Plat for Red Sky Ranch a PUD will involve the development of three (3) single family residential home on the west side of 48th Avenue NW north of Tecumseh Road. As such, this Preliminary Plat is expected to generate 42 additional trips per day, 12 additional AM peak hour trips, and 5 additional PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The development of this single family residential house will involve the creation of an additional driveway along 48th Avenue NW and the replacement of an existing driveway. In order to achieve the safest and most efficient traffic condition possible, this new driveway must line up with an existing driveway across 48th Avenue NW from the site.