



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: June 22, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Red Sky Ranch Section 2

PROJECT TYPE: Residential

Owner: Mckown Family, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the proposed site on 48th Avenue NW with significant floodplain to the west of the site in the Ten Mile Flat Conservation Area.

ALLOWABLE ACCESS:

The site proposes one access point. The access point will be a new public street, Red Sky Ranch Drive, intersection 48th Avenue NW from the west. The location of this access point meets the applicable requirements in the Engineering Design Criteria.

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

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

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	94	47	47
A.M. Peak Hour	7	2	5
P.M. Peak Hour	9	6	3

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

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 development will access 48th Avenue NW from the west by the proposed public street intersection (Red Sky Ranch Drive). This proposed intersection on 48th Avenue NW will be designed for full access. Each of the residential lots have frontage along Red Sky Ranch Drive and should take access from this new, local street. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.