

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: April 17, 2025

SUBJECT: P24-195 Wilson Grove Parcel A Plat 2
Traffic Generation & Circulation Approval

This application and Traffic Report (provided with the Wilson Grove Parcel A Sundance MPUD, P21-148) prepared by O'Rourke Engineering & Planning dated March 14, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. It is to be noted that only the standard single family trip generation rates were reviewed for this plat approval.

Parcel A includes 1,180 Single Family Residential units. According to the ITE Trip Generation Manual, 11th edition, this equates to 1,011 PM Peak hour trips using single family trip generation rates. Wilson Groves Parcel A Plat 2 creates the boundaries for 519 single family lots. Per the latest Wilson Grove DRI, no further roadway commitments are triggered at this time.

Included in the Parcel A MPUD document, there are certain roadways to be constructed in order to provide the access for the development. These items include the construction of:

1. Stabilized section of Farm Road A to an emergency access ingress/egress located off Range Line Road prior to the first non-model residential building permit in Parcel A.
2. Stabilized section of N/S B from Becker Road going north to the first east-west street within Parcel A as emergency only access.
3. Second, paved, resident full access roadway connecting to N/S A and continuing south to Becker Road shall be submitted to the City for review with the plat that includes the 600th dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit.