

## MEMORANDUM

TO: Bethany Grubbs – Planner III, Planning & Zoning

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

DATE: October 22, 2024

SUBJECT: P22-172 Western Grove Seville Phase 6B, Phase 1 – Final Plat  
Traffic Generation & Circulation Approval

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This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated April 29, 2024 has been reviewed by the Public Works Department and the transportation elements of the on site 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.

The previously approved plat included 342 lots under the preliminary plat reviewed. This amount of lots estimates 326 PM Peak Hour trips per Institute of Transportation Engineers (ITE) Manual, 11th Edition. This phase 6B plat approval is included in the previously approved dwelling units for the Western Grove DRI.

A 285 LF left turn lane along Tradition Parkway west and eastbound at the western entrance is provided as part of this application.

The next roadway obligation within the Western Grove DRI is for the 2 lane construction of North-South A from Tradition Parkway to ½ Mile South of that intersection. This is triggered at 2,122 Net External DRI PM Peak trips or 2,050 dwelling units, whichever comes later.

As part of the construction with this application, Tradition Parkway will be connecting to Range Line Road. The initial buildout of the intersection will be stop controlled. A traffic signal will be needed in the future for this intersection but the timing will be based on how quickly properties to the west are developed. In order to facilitate the space needed for future traffic signal poles, corner clips are needed at the Range Line Road and Tradition Parkway intersection.

The Public Works department would recommend approval of this plat with the conditions as follows:

1. Within sixty (60) days of this Plat's approval:
  - a. All comments dated July 1st, 2024 from the City's 3rd party Traffic Consultant are to be addressed in a manner satisfactory to the Public Works Department.
  - b. Tract O-16, contained within this Plat must be re-platted to facilitate conveyance and dedication of the land needed for a corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
  - c. Convey and dedicate to the City, in a form acceptable to the City Attorney's office, the corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
  - d. Convey to the City, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection.
2. Dedicate the corner clip on a plat, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection at the time of platting for the property boarding this Plat to the north.
3. Construction prior to conditions 1 and 2 being complete is "at-risk".
4. If condition 1 is not complete within the timeframe stated therein, final plats for future phases of Seville Phase 6B, including but not limited to Phase 2 will not be processed.
5. If condition 2 is not included with the submission of the noted plat, said plat may be denied on that basis.