



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 18, 2015
Revised June 3, 2015

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

PROJECT NAME: Carroll Addition

PROJECT TYPE: Commercial/Multi-Family Residential

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

SURROUNDING ENVIRONMENT (Streets, Developments)

High density residential, institutional, and park uses exist to the north. Office, commercial, and high density residential exists to the south. Low-density residential development exists to the west and commercial exists on all four corners of the Tecumseh Road intersection with 36th Avenue NW. Tecumseh Road is the main east/west roadway, and 36th Avenue NW is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed access complies with Section 4018 of the City's Engineering Design Criteria.

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

Tecumseh Road: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

36th Avenue NW: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed number and location of access points for the development will comply with Section 4018 of the City's Engineering Design Criteria.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,518	759	759
A.M. Peak Hour	117	23	94
P.M. Peak Hour	145	94	51

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Traffic Impact Study was prepared by Traffic Engineering Consultants, Inc. of Oklahoma City, Oklahoma, and was received in May, 2015.

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 development in question is located generally at the northeast corner of the intersection of Tecumseh Road and 36th Avenue NW. More specifically, the development is located on the north side of Tecumseh Road, across the street from the Norman Regional Healthplex development and between 36th Avenue NW and Journey Parkway. Full build-out of the entire Carroll Addition would add 54 apartment units, 194,100 square feet of commercial space, and a 28,800 square foot supermarket. Build-out of this Addition is expected to generate approximately 14,221 trips per day, 361 trips during the AM peak hour, and 1,292 trips during the PM peak hour. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

The traffic impact analysis, as submitted, recommended the development of a second westbound left-turn lane at the Tecumseh Road intersection with 36th Avenue NW. According to the study as submitted, full build-out of the Addition would be responsible for 23.18 % of the traffic through the intersection or 23.18 % of the cost associated with adding the second left-turn lane.

The site plan for this Addition suggests that the Addition will be served by two driveways along 36th Avenue NW along with a public street, Carroll Boulevard, which will also intersect 36th Avenue NW. The addition will also be served by three driveways along Tecumseh Road as well Journey Parkway, a public street. The traffic study, as submitted, provides analysis of all the driveway locations and the spacing of all driveways. The study concludes that the access to 36th Avenue NW as proposed will meet all applicable City requirements. However, only two of the three proposed driveways accessing Tecumseh Road will result in all City requirements being met. As such, the traffic study recommends elimination of one of the three driveways shown onto Tecumseh Road. A site plan revision reduced the number of Tecumseh Road access points from three down to two.