



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** December 2, 2015

**CONDUCTED BY:** David R. Riesland, P.E.  
City Traffic Engineer

**PROJECT NAME:** Shops at Tecumseh Crossing Preliminary Plat **PROJECT TYPE:** Commercial

Owner: Shops at Tecumseh Crossing, LLC  
Developer's Engineer: SMC  
Developer's Traffic Engineer: TEC

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The property surrounding this proposed addition is industrial to the west, institutional use to the north, and mixed use to the south. Tecumseh Road is the main east/west roadway. 24th Avenue NW is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

Proposed accesses to Tecumseh Road and 24th Avenue NW are in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Tecumseh Road: 4 lanes existing/5 lanes future. Speed Limit - 40 mph. No sight distance problems. No medians.

24th Avenue NW: 4 lanes existing/5 lanes future. Speed Limit - 45 mph. No sight distance problems. Center median.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

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

#### **TRIP GENERATION**

	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	2,210	1,105	1,105
A.M. Peak Hour	84	46	38
P.M. Peak Hour	165	85	80

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

Since the development, as proposed, generates more than 100 peak hour trips, this development was required to submit a traffic impact study. This study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received in November, 2015. Traffic capacities on Tecumseh Road and 24th Avenue NW will exceed the demand for existing and proposed trips, once improvements identified in the Garver Validation Study for the University North Park are completed, as a result of this development. No negative traffic 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 development is proposed for the southwest corner of the Tecumseh Road intersection with 24th Avenue NW. The development will be served by two partial access points along 24th Avenue NW south of Tecumseh Road and one full access along Tecumseh Road west of 24th Avenue NW. Driveway spacing meets the City requirements in the Engineering Design Criteria.