



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: Revised February 12, 2015

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

PROJECT NAME: Stone Lake Addition

Owner/Designer: Shay Development
Engineer: Morris Engineering
Traffic Engineer: None

PROJECT TYPE: Residential

SURROUNDING ENVIRONMENT (Streets, Developments)

Low density residential surrounds the Stone Lake Addition. The project takes access along Lindsey Street midway between 24th and 36th Avenues SE. Lindsey Street is the main east/west roadway.

ALLOWABLE ACCESS:

Section 4018 of the City of Norman's Engineering Design Criteria states that small generators, such as Stone Lake Addition, located on 50-mph arterial roadways, such as Lindsey Street, should have driveways spaced at 330 foot intervals. The Addition will be served by a single roadway to be located roughly 235 feet west of Siena Springs. Staff supports this variance.

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

Lindsey Street: 2 lanes (existing/future). 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

	Total	In	Out
Weekday	534	267	267
A.M. Peak Hour	43	11	32
P.M. Peak Hour	54	34	20

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The trip generation potential for this development is well below the threshold for when a traffic impact study is required. No negative 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 proposed Preliminary Plat for Stone Lake Addition will involve the development of 48 single family residential homes on the south side of Lindsey Street between 24th and 36th Avenues SE. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Stone Lake site features slightly less than 550 feet of frontage along Lindsey Street and will feature a single point of access located approximately midway across the property frontage. This will locate the proposed intersection approximately 235 feet west of the existing Siena Springs access immediately to the east. While this is slightly less than the 330 feet required in the City's Engineering Design Criteria, staff supports the variance. This is due, in part, because the City's Comprehensive Transportation Plan shows a proposed collector roadway to be located just west of the west property line for Stone Lake. This would put the Stone Lake access roughly equidistant from both Siena Springs and the proposed collector roadway.