CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: March 5, 2020 **CONDUCTED BY:** David R. Riesland, P.E.
City Traffic Engineer

PROJECT NAME: Trailwoods West Addition Preliminary Plat **PROJECT TYPE:** Residential

Owner: Rock Creek Investments
Developer's Engineer: SMC
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)
The property surrounding this proposed addition is industrial and low density residential in nature. The industrial land fronts 12th Avenue NW. 12th Avenue NW is the main north/south roadway which connects to east-west roadways, Tecumseh Road, to the north, and, Rock Creek Road, to the south.

ALLOWABLE ACCESS:
Proposed access to 12th Avenue NW is in accordance with Section 4018 of the City's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
12th Avenue NW: 2 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

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.
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TRIP GENERATION

	Total	In	Out
Weekday	472	236	236
A.M. Peak Hour	39	10	29
P.M. Peak Hour	48	30	18

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

The development is proposed the east side of 12th Avenue NW between Tecumseh Road and Rock Creek Road. Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. Traffic capacities on 12th Avenue NW exceed the demand for existing and proposed trips 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 will be served by a single access point along 12th Avenue NW and will connect to Trailwoods Addition, Section 8. Driveway spacing meets the City requirements in the Engineering Design Criteria. It was requested that Piper Drive, from its proposed intersection with 12th Avenue NW to its intersection with Lerkin Lane be designated a collector street. Limits of No Access would be defined for those lots with frontage along Piper Drive as well as an intersecting street. In these cases, the lot should take access from the intersecting street. Impact fees are applicable to this development for the signalization and planned improvements at the 12th Avenue NW intersection with Rock Creek Road. Previously determined fees of $227 per PM peak hour trip equate to $10,925.50 in traffic impact fees to be collected with the filing of the final plat.