



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** August 21, 2015

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

**PROJECT NAME:** Marietta Court Addition

**PROJECT TYPE:** Residential

Owner/Designer: Abumark Enterprises, Inc.  
Engineer: Anchor Engineering, LLC  
Traffic Engineer: None

**SURROUNDING ENVIRONMENT (Streets, Developments)**

Low, medium, and high density residential surrounds the Marietta Court Addition on the north, south and west with institutional use to the east. The project takes access along 24th Avenue SE opposite the north drive to Reagan Elementary School. 24th Avenue SE is the main north/south roadway.

**ALLOWABLE ACCESS:**

Proposed access is in accordance with Section 4018 of the City of Norman’s Engineering Design Criteria.

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

24th Avenue SE: 4 lanes (existing/future). Speed Limit - 45 mph. No sight distance problems. No median.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES  NO

Proposed access 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        | 452          | 226       | 226        |
| A.M. Peak Hour | 38           | 10        | 28         |
| P.M. Peak Hour | 46           | 29        | 17         |

**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 Marietta Court Addition will involve the development of 20 duplex, single family residential homes on the west side of 24<sup>th</sup> Avenue SE across from Reagan Elementary School. The trip generation potential for this development is well below the threshold for when a traffic impact study is required. 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 Marietta Court site features slightly more than 350 feet of frontage along 24<sup>th</sup> Avenue SE. The proposed subdivision will feature a single point of access located to line up, as close as possible, with the existing signalized access to Reagan Elementary School. Staff has negotiated the developer’s participation in the modifications to this existing traffic signal at between \$6,000 and \$7,000. This number will be finalized pending review of the construction plans for the project.