



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** March 4, 2015

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

**PROJECT NAME:** Vintage Creek Preliminary Plat

**PROJECT TYPE:** Residential

Owner: Aria Development, LLC  
Developer's Engineer: SMC  
Developer's Traffic Engineer: TEC

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

The property surrounding this proposed addition is very low density residential in nature. There is some low density residential to the south and some floodplain to the north. Tecumseh Road is the main east/west roadway.

#### **ALLOWABLE ACCESS:**

Two public street intersections along Tecumseh Road between 12th Avenue NW and Porter Avenue.

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

Tecumseh Road: 4 lanes (existing and future). Speed Limit - 45 mph. No sight distance problems. No medians.

**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	1,858	929	929
A.M. Peak Hour	140	35	105
P.M. Peak Hour	184	116	68

**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 traffic impact study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received in February, 2015. Traffic capacities on Tecumseh Road 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 is proposed for location along the north side of Tecumseh Road midway between 12th Avenue NW and Porter Avenue. The development will be served by two streets that will access Tecumseh Road. One is located between Black Mountain Way and Greenleaf Trails, and the second is between Greenleaf Trails and Charleston Road. The access provided to the Vintage Creek Addition will be by way of public streets which is not addressed in the driveway spacing criteria in the City's Engineering Design Criteria.