



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 27, 2012

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

PROJECT NAME: Santa Rosa Addition

PROJECT TYPE: Multi-Family Residential

Owner:

OSOI Tecumseh Development, LLC

Developer's Engineer:

SMC

Developer's Traffic Engineer:

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and institutional uses exist to the north, commercial exists to the east and south, and low-density residential development exists to the west and south of the proposed site. Tecumseh Road is the main east/west roadway, and 36th Avenue NW is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed access complies with Section 4018 of the City's Engineering Design Criteria.

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

Tecumseh Road: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

36th Avenue NW: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☐

NO ☒

Proposed number and location of access points for the development will comply with Section 4018 of the City's Engineering Design Criteria.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,518	759	759
A.M. Peak Hour	117	23	94
P.M. Peak Hour	145	94	51

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒

NO ☐

Traffic Impact Study prepared by Traffic Engineering Consultants, Inc. of Oklahoma City, Oklahoma.

RECOMMENDATION: APPROVAL ☒

DENIAL ☐

N/A ☐

STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

No off-site improvements were recommended in the traffic impact analysis as submitted. The site will be served by two driveways. One is located along 36th Avenue NW south of Tecumseh Road and the other is along Tecumseh Road west of the 36th Avenue NW intersection. The development will eventually include the development of a commercial tract in the immediate southwest corner of the Tecumseh Road/36th Avenue NW intersection and a tract immediately south of the proposed apartment development that is expected to include medical-office type of development. When more is known about either of these two future tracts, supplemental information regarding trip generation data should be submitted for review. Access to the southern tract (future medical office space) must be through a single driveway located at least 200 feet south of the existing Healthplex Parkway intersection with 36th Avenue NW.