



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 16, 2014

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

PROJECT NAME: Shops at Tecumseh Preliminary Plat **PROJECT TYPE:** Commercial/Industrial

Owner: Sooner Traditions
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed addition is industrial in nature. There is some institutional use to the north and some mixed use further to the south. Tecumseh Road is the main east/west roadway.

ALLOWABLE ACCESS:

Proposed access to Tecumseh Road is in accordance 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.

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

	Total	In	Out
Weekday	998	499	499
A.M. Peak Hour	5	3	2
P.M. Peak Hour	81	36	45

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. Rather, a letter was requested to outline the number of trips to be generated by the development and to discuss driveway spacing and location for the site. This letter was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received in September, 2012. 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 the southeast corner of the Tecumseh Road intersection with Thedford Drive. The development will be served by two access points along Tecumseh Road east of Thedford Drive and potentially one access on Thedford Drive south of Tecumseh Road. Driveway spacing meets the City requirements in the Engineering Design Criteria. It was requested of the engineer to relocate the easternmost of the two driveways along Tecumseh Road slightly to the west to align better with an existing driveway across the street.