



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: June 10, 2015

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

PROJECT NAME: Neely Acres Preliminary

PROJECT TYPE: Residential

Owner/Designer: Joseph & Taya Neely

Engineer: Lemke Land Surveying, LLC

Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the Neely Acres site with some Floodplain to the east and to the north and some institutional use at the northeast corner of the Franklin Road intersection with 48th Avenue NE. The project takes access along the south side of Franklin Road just west of 48th Avenue NE. Franklin Road is the main east/west roadway, and 48th Avenue NE is the main north/south roadway.

ALLOWABLE ACCESS:

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

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

Franklin Road: 2 lanes (existing/future). Speed Limit - 50 mph. No sight distance problems. No median.

48th Avenue NE: 2 lanes (existing/future). Speed Limit - 50 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES



NO



Proposed access points along for the development are in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	0	0	0
A.M. Peak Hour	0	0	0
P.M. Peak Hour	0	0	0

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.

With the development as proposed, an existing house will be razed and a new house will be constructed. As such, no new trips will be generated by the addition. As such, this action is expected to generate 0 new trips per day and 0 new PM peak hour trips. Clearly, 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.

Neely Acres is located along the south side of Franklin Road just to the west of 48th Avenue NE. An existing drive exists off of Franklin Road serving the existing house. It is suggested that the new house also utilize the location of this existing driveway location to maximize available sight distance and to maximize spacing between driveways.