



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 12, 2017

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

PROJECT NAME: Tecumseh Pointe PUD Preliminary Plat **PROJECT TYPE:** PUD
Owner: Tecumseh Road Business Park, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed addition is industrial with some institutional to the south and west and mixed use to the southwest. Tecumseh Road is the main east/west roadway. Flood Avenue is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed accesses to Tecumseh Drive are in accordance with Section 4018 of the City's Engineering Design Criteria. No new access is proposed to either Tecumseh Road or to Flood Avenue.

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

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

Flood Avenue: 5 lanes existing/future. Speed Limit - 55 mph. No sight distance problems. Center median.

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	6,006	3,003	3,003
A.M. Peak Hour	531	357	174
P.M. Peak Hour	589	250	339

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 study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received on April 12, 2017. Traffic capacities on Tecumseh Road and on Flood Avenue NW 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 will be served by multiple access points along Tecumseh Drive but by no new access to either Tecumseh Road or to Flood Avenue. Driveway spacing along Tecumseh Drive is not an issue. No improvements are required of this development.