



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 15, 2014

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

PROJECT NAME: Eagle Cliff Addition Section 15

PROJECT TYPE: Residential

Owner: Eagle Cliff Limited Partnership
Developer's Engineer: SMC
Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Agricultural to the north and south, commercial to the east, and industrial to the west. 12th Avenue SE is the main north/south roadway. Cedar Lane Road and State Highway 9 are the main east/west roadways.

ALLOWABLE ACCESS:

All access to this addition will be by way of residential streets connecting to 12th Avenue SE and to Cedar Lane Road.

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

12th Avenue SE: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems. Grass median.

Cedar Lane Road: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ **NO** ☐

Proposed access points onto 12th Avenue SE and Cedar Lane Road will have adequate separation and intersection corner clearance.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	410	205	205
AM Peak Hour	35	9	26
PM Peak Hour	42	26	16

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ **NO** ☒

The trip generation potential is well below the traditional threshold for when a traffic impact study is normally required. In addition, for this area was studied previously in 2003.

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 previous analysis looked not only at the full development scenario for the Eagle Cliff South Addition but also included other potential development in the area. The study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE at Cedar Lane and 12th Avenue SE at State Highway 9).

The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal. The estimated cost of design and construction is \$400,000 of which this applicant will be responsible for 0.51% of the cost (or \$2,042.38) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost

The intersection of 12th Avenue SE and State Highway 9 will require an additional northbound left turn lane. The estimated cost of design and construction is \$50,000 of which this applicant will be responsible for 0.98% of the cost (or \$491.43) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.