



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** February 23, 2018

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

**PROJECT NAME:** The Barn @ Terra Verde Schools      **PROJECT TYPE:** Institutional  
 Owner: 48th & Alameda, LLC  
 Developer's Engineer: MacBax & Associates  
 Developer's Traffic Engineer: None

**SURROUNDING ENVIRONMENT (Streets, Developments)**

The areas surrounding this site are very low density residential in nature. Lindsey Street is the main east/west roadway. 36th Avenue SE is the main north/south roadway.

**ALLOWABLE ACCESS:**

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Lindsey Street: 2 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. No median.  
36th Avenue SE: 2 lanes (existing and future). Speed Limit—50 mph. No sight distance problems. No median.

**ACCESS MANAGEMENT CODE COMPLIANCE:**                      YES                       NO

Proposed access for the development will comply with what is allowed in the subdivision regulations.

**TRIP GENERATION**

	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	68	34	34
A.M. Peak Hour	25	14	11
P.M. Peak Hour	16	8	8

**TRANSPORTATION IMPACT STUDY REQUIRED?**                      YES                       NO

Obviously being well below the threshold for when a traffic impact study is required, the developer submitted an electronic mail message detailing the information relative to the existing square footage and the existing number of students versus what will result from the proposed addition to the school. The development is proposed for location north and west of the Lindsey Street intersection with 36<sup>th</sup> Avenue SE. No additional off-site improvements are required.

**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 proposed gymnasium will access 36<sup>th</sup> Avenue SE, north of Lindsey Street, by way of an existing driveway. Driveway spacing is identified in the City of Norman's Engineering Design Criteria (EDC) in order to maintain safe and efficient traffic flow on our city streets. As roadway speeds increase and as trip generation potential increases for a proposed development, the required spacing between driveways also increases. The spacing between the various driveways is consistent with the EDC requirements.