



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

DATE: February 18, 2013

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

PROJECT NAME: Fountain View North Addition Preliminary

PROJECT TYPE: Residential

Owner: Sassan Moghadam  
Developer's Engineer: SMC  
Developer's Traffic Engineer: TEC

#### SURROUNDING ENVIRONMENT (Streets, Developments)

Low density residential exists to the south of the project location along with some floodplain to the west.

#### ALLOWABLE ACCESS:

Proposed access will be a single point of access for the single family residential along Tecumseh Road and a single point of access for the senior adult housing along 48th Avenue NW.

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

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

48th Avenue NW: 2 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. No medians.

#### ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

#### TRIP GENERATION

Time Period	Total	In	Out
Weekday	508	254	254
A.M. Peak Hour	60	20	40
P.M. Peak Hour	50	31	19

#### TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

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 Fountain View North Addition is located in the southeast corner of the Tecumseh Road intersection with 48<sup>th</sup> Avenue NW. The proposed 8 single-family detached housing lots and the 84 senior adult housing detached units are expected to generate 508 trips on an average weekday, 60 trips during the AM peak hour, and 50 trips during the PM peak hour. Traffic impact fees were established in previous studies of this general area which remain applicable to the current plan for build out of this addition. As such, no revised or updated traffic impact study was 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.

All access to the single-family detached housing lots will be by way of Tecumseh Road and all access to the senior adult housing detached units will be by way of 48<sup>th</sup> Avenue NW. Proper access to the single-family detached housing lots from Tecumseh Road will require restriping of the existing transition into the westbound left-turn lane on Tecumseh Road at 48th Avenue NW. This is necessary because the proposed access is located within this transition. A conceptual plan for this restriping was forwarded to the owner's engineer. Traffic impact fees of \$21.31 per peak hour trip were previously calculated for the Fountain View Addition for improvements at 48<sup>th</sup> Avenue NW and Tecumseh Road. Consequently, an impact fee of \$1,278.60 (\$21.31 per peak hour trip \* 60(peak hour trips) = \$1,278.60) should be collected with the filing of the final plat.