



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 16, 2014

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

PROJECT NAME: West Main Lofts PUD Preliminary Plat

PROJECT TYPE: Residential

Owner: Aria Development, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed addition is commercial and medium density residential. Floodplain is located further south of the development toward the Canadian River. Main Street is the main east/west roadway. 48th Avenue West is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed access to Main Street and 48th Avenue SW is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Main Street: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No medians.

48th Avenue West: 2 lanes (existing and future). Speed Limit—25 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

	Total	In	Out
Weekday	158	79	79
A.M. Peak Hour	14	2	12
P.M. Peak Hour	16	11	5

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The development is proposed for location on the southeast corner of the intersection of Main Street with 48th Avenue SW. Traffic capacities on Main Street 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 a single access point along 48th Avenue SW and a single access point along Main Street. Driveway spacing meets the City requirements in the Engineering Design Criteria. The initial plan submitted showed a full access intersection on Main Street and an exit only access onto 48th Avenue SW.