



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 12, 2020

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

PROJECT NAME: Flint Hills Addition Preliminary Plat
 Owner: Landmark Land, LLC
 Developer's Engineer: SMC
 Developer's Traffic Engineer: TEC

PROJECT TYPE: Mixed-Use

SURROUNDING ENVIRONMENT (Streets, Developments)

Industrial development exists to the west and the south, floodplain to the north, and low density residential developments exist to the east.

ALLOWABLE ACCESS:

The site proposes seven total access points. Five access points are located along Tecumseh Road with two along 12th Avenue NW. Locations of all access points were approved with the original Preliminary Plat.

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

Tecumseh Road: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. A median exists.
12th Avenue NW: 2 lanes (existing and future). Speed Limit - 50 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

Proposed number of access points for the development is not in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	10,376	5,188	5,188
A.M. Peak Hour	575	243	332
P.M. Peak Hour	903	484	419

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in July, 2020. The development will feature seven total access points. Five of these are located along Tecumseh Road and two along 12th Avenue NW. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, the intersection of Tecumseh Road with Street 2 will be monitored as the project progresses for future traffic signal warranting purposes. No other improvements are recommended. .

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 mixed-use project includes 331 single-family residential lots, 20.45 industrial acres, a 2.85-acre town home development, 246 multi-family apartments, and a 7.45-acre commercial tract. In total, the development is expected to generate approximately 10,376 trips per day, 575 AM peak hour trips, and 903 PM peak hour trips. Traffic capacities on Tecumseh Road and 12th Avenue NW exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.