



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 21, 2014

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

PROJECT NAME: Sycamore Acres
Owner/Designer: Bill Loch
Engineer: Centerline Services, LLC
Traffic Engineer: None

PROJECT TYPE: Residential

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential and country residential surrounds the Sycamore Acres. The two lots in the plat will take access along Broadway. Broadway runs northwest to southeast in this area and provides access to Porter Avenue (north-south), Franklin Road (east-west), and Indian Hills Road (east-west).

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Broadway: 2 lanes (existing/future). Speed Limit - 50 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

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

TRIP GENERATION (new trips from 2 additional lots)

	Total	In	Out
Weekday	16	8	8
A.M. Peak Hour	1	0	1
P.M. Peak Hour	2	1	1

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The trip generation potential for this development is well below the threshold for when a traffic impact study is required. No negative 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 proposed plat of Sycamore Acres will increase the total number of single family residential homes in the area by one. The two lots being created by the subdivision of the existing lot will share an existing access to Broadway. Therefore, a new driveway will not be created and all applicable access location criteria will be maintained.