



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** September 10, 2015

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

**PROJECT NAME:** Eagle Cliff South Addition

**PROJECT TYPE:** Residential

Owner: Farzaneh Development, LLLP

Developer's Engineer: SMC

Developer's Traffic Engineer: None

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

This area is becoming residentially developed with single family in close proximity and multi-family further away. Commercial exists at the Cedar Lane Road and 12th Avenue SE intersection. 12th Avenue SE is the main north/south roadway. Cedar Lane Road and State Highway 9 are the main east/west roadways.

#### **ALLOWABLE ACCESS:**

All access to this addition will be by way of residential streets connecting to 12th Avenue SE or Cedar Lane Road.

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

12th Avenue SE: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems. Grass median.

Cedar Lane Road: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

#### **ACCESS MANAGEMENT CODE COMPLIANCE:**

**YES** ☒ **NO** ☐

Access is in compliance with the subdivision regulations.

#### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	120	120	240
AM Peak Hour	6	18	24
PM Peak Hour	16	9	25

#### **TRANSPORTATION IMPACT STUDY REQUIRED?**

**YES** ☐ **NO** ☒

The trip generation potential is below the traditional threshold for when a traffic impact study is normally required. This addition was studied previously as part of a larger traffic impact study in 2003.

**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 previous analysis looked not only at the full development scenario for the Eagle Cliff South Addition but also included other potential development in the area. The study concluded that two intersections will need to be improved once the area is fully developed (12<sup>th</sup> Avenue SE at Cedar Lane and 12<sup>th</sup> Avenue SE at State Highway 9).

The intersection of 12<sup>th</sup> Avenue SE and Cedar Lane was recently widened to add lanes and a new traffic signal. The estimated cost of design and construction was \$400,000 of which this applicant will be responsible for 0.30% of the cost (or \$1,194.15) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost

The intersection of 12<sup>th</sup> Avenue SE and State Highway 9 will require an additional northbound left turn lane. The estimated cost of design and construction is \$50,000 of which this applicant will be responsible for 0.57% of the cost (or \$286.83) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.