

CITY OF NORMAN

Development Review Form Transportation Impacts

DATE: January 5, 2021 **STAFF REVIEW BY:** David R. Riesland, P.E. City Transportation Engineer

PROJECT NAME: NRHS Expansion PUD **PROJECT TYPE:** Mixed Use PUD

Owner: Norman Regional Health Systems

Developer's Engineer: SMC Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial development surrounds the 36th Avenue NW intersection with Tecumseh Road. Office and more Commercial exist to the east. Institutional exists to the north, south and west with low density residential further to the north, south and west.

ALLOWABLE ACCESS:

The site proposes four total access points. One access point is located along Tecumseh Road, one along 36th Avenue NW and two along N. Interstate Drive. Locations of all access points meet the applicable requirements in the Engineering Design Criteria.

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

<u>Tecumseh Road</u>: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No median. 36th <u>Avenue NW</u>: 4 lanes (existing and future). Speed Limit - 45 mph. No sight distance problems. No median. <u>N. Interstate Drive</u>: 2 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

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

YES

YES

NO

TRIP GENERATION

Time Period	Total	In	Out
Weekday	5,246	2,623	2,623
A.M. Peak Hour	444	302	142
P.M. Peak Hour	461	147	314

TRANSPORTATION IMPACT STUDY REQUIRED?

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in October, 2020. The development will feature four total access points. One of these are located along Tecumseh Road, one is along 36th Avenue NW, and two are along N. Interstate Drive. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, a modification to the Tecumseh Road intersection with 36th Avenue NW. The need for an additional left-turn lane for the westbound to southbound movement was identified a few years ago in the traffic impact study for the Carroll Addition. This Norman Regional Healthplex Expansion will add to the need for this modification. Traffic impact fees in the amount of \$14,385.61 will be collected with the filing of the Final Plat.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS	RECOMMENDATION:	APPROVAL		DENIAL	\square N/A	☐ STIPULATIONS	
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Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed hospital expansion is expected to generate approximately 5,246 trips per day, 444 AM peak hour trips, and 461 PM peak hour trips. Traffic capacities on Tecumseh Road, 36th Avenue NW, and N. Interstate Drive exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.