



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** October 20, 2014

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

**PROJECT NAME:** Middle Earth

**PROJECT TYPE:** Daycare

Owner:

Sunny Properties, LLC

Developer's Engineer:

Cedar Creek

Developer's Traffic Engineer:

None

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

Commercial development surrounds the project location along Triad Village Drive with high density residential located further east along Alameda Street or along the south side of Triad Village closer to 12th Avenue SE.

#### **ALLOWABLE ACCESS:**

Proposed access along east side of Triad Village Drive.

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

Triad Village Drive: 2 lanes (existing) / 2 lanes (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**

Time Period	Total	In	Out
Weekday	924	462	462
A.M. Peak Hour	130	69	61
P.M. Peak Hour	162	76	86

**TRANSPORTATION IMPACT STUDY REQUIRED?**

**YES** ☐

**NO** ☒

**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 development will locate a daycare facility with a maximum of 200 students along the east side of Triad Village Drive near its intersection with Alameda Street. The use will be for a daycare, and the trip generation potential for this development is at the threshold for when a traffic impact study is required. However, given that the area has been studied, no traffic impact study was required of the applicant. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Access to the proposed development will be from a single driveway located on the east side of Triad Village Drive. Traffic impact fees were previously determined, with the Bel-Aire Addition, to signalize the intersection of 12th Avenue SE with Triad Village Drive. Based upon the maximum 200 students attending Middle Earth, impact fees will be \$2,412.67 toward the signalization of the 12th Avenue SE intersection with Triad Village Drive. The fees should be collected with the filing of the final plat.