



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 12, 2021

CONDUCTED BY: David R. Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Turtle Crossing

PROJECT TYPE: Residential

Owner: Farzaneh Development LLLP
Developer's Engineer: Crafton Tull
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally low and very low density residential with some Institutional uses to the west and south west. Lindsey Street is the main east/west roadway, and 24th Avenue SE is the main north/south roadway.

ALLOWABLE ACCESS:

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Lindsey Street: 2 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. No median.
24th Avenue SE: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	438	219	219
A.M. Peak Hour	34	7	27
P.M. Peak Hour	41	26	15

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required and the access points were all existing, the developer's engineer was required only to submit a memorandum to document the trip generation characteristics of the proposed development. The development is proposed for location along the south side of Lindsey Street just east of 24th Avenue SE.

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 addition will access Tortoise Wood Road, which connects to Lindsey Street, as well as Glen Oaks Drive, which provides access to 24th Avenue SE. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.