



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 17, 2021

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

PROJECT NAME: Pine Creek Addition
Owner/Designer: IH Holdings, LLC
Engineer: SMC
Traffic Engineer: TEC

PROJECT TYPE: Residential

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the Pine Creek Addition development with some medium density residential and some commercial to the east and floodplain to the north. The project takes access along Tecumseh Road with one public street connection. Tecumseh Road is the main east/west roadway.

ALLOWABLE ACCESS:

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

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

Tecumseh Road: 4 lanes (existing/future). Speed Limit - 45 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

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

TRIP GENERATION

	Total	In	Out
Weekday	1,001	501	500
A.M. Peak Hour	73	18	55
P.M. Peak Hour	98	62	36

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The trip generation potential for this development is 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 Preliminary Plat for Pine Creek Addition will involve the development of ninety-six (96) single family residential homes on the north side of Tecumseh Road between Porter Avenue and 12th Avenue NE. As such, this Preliminary Plat is expected to generate 1,001 additional trips per day, 73 additional AM peak hour trips, and 98 additional PM peak hour trips. As such, the trip generation potential for this development is below the threshold for when a traffic impact study is required. 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.

The addition will be served by a public street connection, Yellowstone Drive, to Tecumseh Road. This connection will be approximately 1,500 feet west of the Prescott Drive/Montoro Ridge Drive intersection with Tecumseh Road and approximately 2,000 feet east of the Porter Avenue intersection with Tecumseh Road. Finally, the traffic impact analysis provided addressed the need for left-turn storage on eastbound Tecumseh Road for drivers wishing to turn onto Yellowstone Drive finding that a left-turn lane on eastbound Tecumseh Road to turn north onto Yellowstone Drive is warranted by the anticipated PM peak hour traffic volumes at site build out. Plans should be developed for the construction of this turn lane.