



**CITY OF NORMAN**  
**Development Review Form**  
**Transportation Impacts**

**DATE:** August 4, 2025

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

**PROJECT NAME:** Tull Family Mixed-Use Preliminary Plat  
Owner: Tull Commercial Properties, LLC  
Developer's Engineer: Cedar Creek  
Developer's Traffic Engineer: TEC

**PROJECT TYPE:** Mixed Use

**SURROUNDING ENVIRONMENT (Streets, Developments)**

The property surrounding this proposed development is commercial and office in nature with some institutional located to the east across Porter Avenue and some low density residential to the north across Rock Creek Road. Porter Avenue is the main north-south roadway in the area. Rock Creek Road provides east-west access to the property.

**ALLOWABLE ACCESS:**

The layout of this site makes it impossible for any site access location to meet all requirements in the City's Engineering Design Criteria (EDC) for driveway spacing. As such, a Variance Request will be required for insufficient driveway spacing for each proposed driveway

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

Porter Avenue: 4 lanes (existing), Speed Limit - 40 mph. No sight distance problems. No median.

Rock Creek Road: 4 lanes (existing). Speed Limit—40 mph. No sight distance problems. No median.

**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	3,449	1,724	1,725
A.M. Peak Hour	224	106	118
P.M. Peak Hour	317	161	156

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

Being above the threshold for when a traffic impact study is required, a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc, on behalf of the applicant and revised on August 4, 2025. The development will feature three access points located along Porter Avenue and one access point located on Rock Creek Road. All of the proposed connections to the public roadway will afford full access.

**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 mixed use development is proposed to contain 300 multifamily residential units, 60 senior adult housing units, 39,700 square feet of office space, and 14,000 square feet of retail space to be located on the west side of Porter Avenue and on the south side of Rock Creek Road. The site will contain three points of access onto Porter Avenue and a single point of access onto Rock Creek Road and is expected to generate 224 AM peak hour trips, 317 PM peak hour trips, and 3,449 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc., and revised on August 4, 2025. No traffic operational issues are anticipated due to the development.

The proposed development will access Porter Avenue by way of three full access driveways and Rock Creek Road by way of one full access driveway. The site frontage is such that it is not possible for any of the proposed access locations to meet all of the requirements in the City's Engineering Design Criteria related to driveway spacing. As such, a Request for Variance will be required for each driveway. The designer has taken great care to locate the proposed access points at the best possible locations. As such, Staff will be able to support the Requests for Variance. Capacity exceeds demand in this area. No additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.