



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 4, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Monte Vista Estate

PROJECT TYPE: PUD

Owner: DAR, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low residential development surrounds the proposed site with open space/Agricultural.

ALLOWABLE ACCESS:

The site proposes two access points located along Tecumseh Road. The locations of the access points meets the applicable requirements in the Engineering Design Criteria.

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

24th Avenue NE: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.

Tecumseh Road: 2 lanes (existing). Speed Limit - 50 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	886	443	443
A.M. Peak Hour	66	17	49
P.M. Peak Hour	88	55	33

TRANSPORTATION IMPACT STUDY REQUIRED?

YES **NO**

Being below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact Analysis in September, 2023, documenting the trip generation characteristics of the site as well as the proposed access location with respect to existing driveways and/or streets on the 24th Avenue NE corridor, and Tecumseh Road. The development will feature two access points both located along Tecumseh Road. The proposed connection 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 development is expected to generate approximately 886 trips per day, 66 AM peak hour trips, and 88 PM peak hour trips. Future traffic capacities on 24th Avenue NW, and Tecumseh Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.