



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 7, 2025

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

PROJECT NAME: Norman Groundwater Facility

PROJECT TYPE: Municipal Use

Owner: City of Norman
Developer's Engineer: SRB
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is very low density residential in nature. There is some country residential and Floodplain to the north. Tecumseh Road is the main east-west roadway in the area. 36th Avenue NE and 48th Avenue NE serve north-south movements to the west and to the east, respectively.

ALLOWABLE ACCESS:

The site proposes one access point located along Tecumseh Road at the approximate midpoint of the mile between 36th and 48th Avenues NE.

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

Tecumseh Road: 2 lanes (existing), Speed Limit - 50 mph. No sight distance problems (though some rolling terrain exists. 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	100	50	50
A.M. Peak Hour	10	6	4
P.M. Peak Hour	10	4	6

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Being below the threshold for when a traffic impact study is required, Staff existed the trip generation characteristics of the proposed municipal facility. The development will feature one access point located at Tecumseh Road. This 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 process building for Norman Groundwater is be located on the south side of Tecumseh Road between 36th and 48th Avenues NE. The site will contain a single point of access onto Tecumseh Road and is expected to generate minimal numbers of additional trips likely 10 or fewer peak hour trips and less than 100 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the trips to be generated were approximately by Staff. No traffic operational issues are anticipated due to the development.

The proposed development will access Tecumseh Road from the south near the mid-mile between 36th and 48th Avenues NE. This access point will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.