

Tecumseh Road Storage Preliminary Plat

The proposed 105,450 square foot self-storage facility is to be located on the north side of Tecumseh Road approximately 0.15 miles west of Porter Avenue. The site will contain a single point of access onto Tecumseh Road and is expected to generate 20 AM peak hour trips, 22 PM peak hour trips, and less 174 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), a traffic impact memorandum was prepared for the application by Blew Surveying, Engineering, and Environmental. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Tecumseh Road	4	14,535	174	14,709	34,200	42.50	43.01

The proposed development will access Tecumseh Road from the north near the east edge of the site and will meet all requirements in the City's Engineering Design Criteria related to driveway spacing and distances from public street intersections. 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. The Oklahoma Department of Transportation (ODOT) will have to approve the driveway onto Tecumseh Road as this is part of the US Highway 77 corridor through Norman.