



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 10, 2025

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

PROJECT NAME: Tecumseh Road Storage

PROJECT TYPE: Self Storage

Owner: Arnold and Teresa Sterling
Developer's Engineer: Accurate Points Surveying
Developer's Traffic Engineer: Blew

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is very low density residential in nature. There is some Floodplain to the north. Tecumseh Road is the main east-west roadway in the area. Porter Avenue serves north-south movements to the east.

ALLOWABLE ACCESS:

The site proposes one access point located along Tecumseh Road to the east edge of the property and meets all requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and for location with respect to public street intersections.

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

Tecumseh Road: 4 lanes (existing), Speed Limit - 45 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	174	87	87
A.M. Peak Hour	20	10	10
P.M. Peak Hour	22	11	11

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Being below the threshold for when a traffic impact study is required, a traffic impact memorandum was submitted by Blew Surveying, Engineering, and Environmental on behalf of the applicant to document the trip generation characteristics for the site and to discuss applicability of proposed access to the site. 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 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.

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 EDC 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.