



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: January 17, 2024

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

PROJECT NAME: 1720 N. Porter

PROJECT TYPE: Commercial

Owner:

Fred Thomas IV

Developer's Engineer:

Landes Engineering/ADG Blatt

Developer's Traffic Engineer:

Landes Engineering

SURROUNDING ENVIRONMENT (Streets, Developments)

Low density residential development surrounds these subsequent phases of the development with some open space to the west as well as very low density residential to the north and east.

ALLOWABLE ACCESS:

The development will access Porter Avenue through an existing traffic signal at Sandpiper Lane. Access meets the applicable requirements in the Engineering Design Criteria.

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

Porter Avenue: 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	1,427	713	714
A.M. Peak Hour	93	73	20
P.M. Peak Hour	278	139	139

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Being above the threshold for when a traffic impact study is required, Landes Engineering, LLC, submitted a traffic information statement in December, 2023. The development will access Porter Avenue via the existing traffic signal at Sandpiper Lane. The connection to the public roadway affords 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 1,427 trips per day, 93 AM peak hour trips, and 278 PM peak hour trips. Traffic capacities on Porter Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.