



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: July 12, 2024

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

PROJECT NAME: Summit Lakes Addition

PROJECT TYPE: Residential

Owner: Summit Lakes, LLC.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial and high-density residential to the north and some institutional uses across 24th Avenue SE to the west.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

24th Avenue SE: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

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 | 622 | 311 | 311 |
| A.M. Peak Hour | 46 | 11 | 35 |
| P.M. Peak Hour | 62 | 39 | 23 |

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The 66 single-family residential lots in this addition are expected to generate approximately 622 trips on an average weekday, 46 trips during the AM peak hour, and 62 trips during the PM peak hour. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is that threshold), the developers traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memorandum to document the trip generation characteristics for the addition and to discuss the proposed access. The traffic capacities on the nearby streets exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

All access to this addition would be afforded through the extensions of Summit Point Lane, Misty Ridge Drive, and Boulevard Du Lac. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.

Previously, traffic impact fees for the design and construction of a traffic signal at the 24th Avenue SE intersection with Meadowood Boulevard were calculated. Based up the 66 single-family residential lots in this addition, \$2,308.02 in traffic impact fees will need to be collected with the filing of the Final Plat for this addition.