



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** September 20, 2021

**CONDUCTED BY:** Jami L. Short, P.E.  
City Traffic Engineer

**PROJECT NAME:** UNP Daycare PUD Amendment

**PROJECT TYPE:** Commercial PUD

Owner: University North Park  
Developer's Engineer: Johnson & Associates  
Developer's Traffic Engineer: Johnson & Associates

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The areas surrounding this site include some medical office with some commercial to the northwest and various forms of residential to the south. 24<sup>th</sup> Avenue NW connects to Tecumseh Road to the north and to Rock Creek Road and Robinson Street to the south.

#### **ALLOWABLE ACCESS:**

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

24<sup>th</sup> Avenue NW: 4 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. Median with an existing opening and left-turn bay for shared access drive to the current Premiere Pediatrics located just south of the daycare location.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the University North Park PUD.

#### **TRIP GENERATION**

	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	741	371	370
A.M. Peak Hour	122	65	57
P.M. Peak Hour	123	58	65

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

The developer submitted a traffic impact analysis documenting the trip generation information for this PUD. The development is proposed for location approximately 1,200 feet south of the intersection of 24<sup>th</sup> Avenue NW and Tecumseh Road with access to Tecumseh Road by way of 24<sup>th</sup> Avenue NW to the north and to Rock Creek Road and Robinson Street, also by way of 24<sup>th</sup> Avenue NW, to the south.

**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 daycare will access 24<sup>th</sup> Avenue NW to the west and Tecumseh Road to the north and Rock Creek Road and Robinson Street to the south, both by way of 24<sup>th</sup> Avenue NW. Access will remain unchanged on 24<sup>th</sup> Avenue NW as an existing median opening and left-turn lane are utilized to access the site. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.