



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 4, 2021

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

PROJECT NAME: Alpine Motorsports Addition PP

PROJECT TYPE: Commercial

Owner: Michael Roberts
Developer's Engineer: Dansby Engineering L.L.C.
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally commercial to the west and low density residential to the north and east. Tecumseh Road connects to Porter Avenue to the east and 12th Avenue NW to the west. This portion of Tecumseh Road is designated as US Highway 77.

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)

Tecumseh Road: 4 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	194	97	97
A.M. Peak Hour	11	7	4
P.M. Peak Hour	24	12	12

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this development. The development is proposed for location on the south side of Tecumseh Road approximately 2,200 feet west of Porter Avenue.

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 addition will access Tecumseh Road to the north of the development. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.