



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 20, 2021

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

PROJECT NAME: Siena Springs Phase 2 **PROJECT TYPE:** Residential

Owner: Skyridge Homes, Inc.
Developer's Engineer: Grubbs Consulting, LLC
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally low and very low density residential with some Institutional and Commercial uses to the west and south west. Lindsey Street is the main east/west roadway, and 24th Avenue SE is the main north/south roadway.

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)

Lindsey Street: 2 lanes (existing and future). Speed Limit—45 mph. No sight distance problems. No median.

24th Avenue SE: 4 lanes (existing and future). Speed Limit—40 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	765	382	383
A.M. Peak Hour	60	15	45
P.M. Peak Hour	80	50	30

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

The developer's engineer was asked to submit a traffic impact analysis even though the volumes are below the threshold due to a need to determine if two specific traffic related issues need to be addressed. One, is the need for a left-turn lane onto Siena Springs Drive from Lindsey Street, and the other is whether or not signalization of the 24th Avenue SE intersection with Meadowood Boulevard is warranted. The development is proposed for location along the north side of Lindsey Street approximately three-quarters of a mile east of 24th Avenue SE and to the north and northwest of phase 1 of the development.

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 Siena Springs Drive, which connects to Lindsey Street, as well as Kingswood Drive near the northwest corner of phase 2 of the development, which provides access to 24th Avenue SE by way of Meadowood Boulevard. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. However, the developer is required to pay \$2,832.57 in traffic impact fees toward future signalization of the 24th Avenue SE and Meadowood Boulevard intersection.