



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 12, 2022

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

PROJECT NAME: Avadon Terrace PP

PROJECT TYPE: Residential

Developer: Hampton Investments Prime, LLC
Developer's Engineer: Landes Engineering
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally low density residential to the east and west with a Masonic Lodge directly south of the proposed development location, some commercial further to the south along Porter Avenue, as well as institutional with a church to the northeast and a cemetery further to the north along the east side of Porter Avenue. Sandpiper Lane connects to the residential development of Sutton Place to the east and currently connects to the access drive to the Masonic Lodge on the west side of Porter Avenue. Porter Avenue connects to Rock Creek Road and Tecumseh Road to the north and to Robinson Street and Alameda 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)

Sandpiper Lane: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No median.

Porter Avenue: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. Two way left turn lane.

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

	Total	In	Out
Weekday	283	142	141
A.M. Peak Hour	27	7	20
P.M. Peak Hour	29	18	11

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 did not submit a traffic impact memorandum. The trip generation values were calculated using the Trip Generation Manual, 9th Edition by the Institute of Transportation Engineers. The development is proposed for location on the north-west corner of the intersection of Porter Avenue and Sandpiper Lane.

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 Porter Avenue to the east of the development by way Sandpiper Lane at the signalized intersection with Porter Avenue. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. The cost of any modifications or adjustments needed to the existing signalized intersection of Porter Avenue and Sandpiper Lane are the responsibility of the owner/developer of Avadon Terrace, Hampton Investments Prime, LLC.