

CITY OF NORMAN

Development Review Form Transportation Impacts

DATE: May 1, 2020 CONDUCTED BY: David R. Riesland, P.E. City Traffic Engineer

PROJECT NAME: Saxon Industrial Park Preliminary Plat

PROJECT TYPE: Industrial Park

Owner: Chickasaw Nation Industries, Inc.

Developer's Engineer: SMC Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Industrial uses surround this site with some open space both to the east and to the southwest. State Highway 9 is the main east/west roadway. John Saxon Boulevard and Technology Place are the main north/south roadways.

ALLOWABLE ACCESS:

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

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

<u>State Highway 9</u>: 4 lanes (existing and future). Speed Limit—50 mph. No sight distance problems. No medians. <u>John Saxon Boulevard</u>: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No medians. <u>Technology Place</u>: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No medians.

ACCESS	MANAGEMENT	CODE COMPLIANCI	F. •

YES ■ NO □

NO

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

TRIP GENERATION

	Total	In	Out
Weekday	1,364	682	682
A.M. Peak Hour	162	131	31
P.M. Peak Hour	162	34	128

TRANSPORTATION IMPACT STUDY REQUIRED?

While this is above the threshold for when a traffic impact study is required, no traffic impact study was required of the application since both connections to State Highway 9 are signalized with exclusive left-turn lane entering the site from State Highway 9. The development is proposed for location at the end of John Saxon Boulevard and Technology Place south of State Highway 9. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

YES

RECOMMENDATION: APPROVAL $lacksquare$ DENIAL $lacksquare$ N/A $lacksquare$ STIPULATIONS	RECOMMENDATION:	APPROVAL	DENIAL	□ N/A	☐ STIPULATIONS	
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Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The development will be served by the existing State Highway 9 to John Saxon Boulevard and to Technology Place access points. The development, as proposed, creates a connection to John Saxon Boulevard and Technology Place. There are no traffic impact fees associated with this development.