



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 11, 2013

STAFF REVIEW BY: David R. Riesland, P.E.
City Traffic Engineer

PROJECT NAME: 36th North Business Park PROJECT TYPE: Commercial/Office

Owner: 36th North, LLC

Developer's Engineer: SMC

Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Industrial uses surround the site on the east side of 36th Avenue NW with some commercial, office and high density residential located closer to Tecumseh Road and some commercial at the intersection of 36th Avenue NW and Rock Creek Road to the south. Low density residential exists across 36th Avenue NW from the site. 36th Avenue NW is the main north/south roadway. East/west roadways are Rock Creek Road (less than one-half mile to the south) and Tecumseh Road (slightly more than one-half mile to the north).

ALLOWABLE ACCESS:

Proposed access complies with Section 4018 of the City's Engineering Design Criteria.

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

36th Avenue NW: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

Proposed number and location of access points for the development will comply with Section 4018 of the City's Engineering Design Criteria.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	3,038	1,519	1,519
A.M. Peak Hour	396	310	86
P.M. Peak Hour	732	278	454

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒ NO ☐

Traffic Impact Study prepared by Traffic Engineering Consultants, Inc. of Oklahoma City, Oklahoma, with the original submittal in 2007.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Because of its size and traffic generation potential, the applicant was required to prepare and submit a Traffic Impact Analysis for the development. The study was a more in-depth analysis that evaluated future peak hour traffic conditions. The findings showed that the 36th Avenue NW and Crail Drive intersection will need to be widened and signalized in the future. A project to improve this portion of 36th Avenue NW is in the City's Capital Improvements Plan. The schedule for its implementation will be dictated by the pace of development in this area. It also established the proportional share of the cost of these improvements for this particular development.

In order to fund the design and construction of the new traffic signals and intersection improvements, the applicant will be required to pay \$149,600. This amount is the proportional share, attributable to this development, of the \$440,000 total cost (\$400,000 for construction and \$40,000 for design) based upon the projected peak hour traffic volumes. The City of Norman will fund the rest based on their corresponding proportional share of the traffic. Traffic signal impact fees will be collected from the developer prior to the filing of any final plat. The amount will be calculated on the basis of peak hour trips generated by the final plat at a rate of \$204.37 per PM peak hour trip.