



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 17, 2012

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

PROJECT NAME: Cobblestone Creek Addition

PROJECT TYPE: Residential

Owner: Tim Shannon
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Agricultural to the north and south, commercial to the east, and industrial to the west. 12th Avenue SE is the main north/south roadway. Cedar Lane Road and State Highway 9 are the main east/west roadways.

ALLOWABLE ACCESS:

All access to this addition will be by way of Augusta Drive to Cobblestone Creek to 12th Avenue SE.

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

12th Avenue SE: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.
State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems. Grass median.
Cedar Lane Road: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES NO

The proposed access points onto Augusta Drive will have adequate separation and intersection corner clearance.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	478	239	239
AM Peak Hour	40	10	30
PM Peak Hour	49	31	18

TRANSPORTATION IMPACT STUDY REQUIRED?

YES NO

The trip generation potential is well below the traditional threshold for when a traffic impact study is normally required. Other studies have been performed in the area that address traffic concerns associated with undeveloped properties. A letter documenting the trip generation data for this addition was submitted by Traffic Engineering Consultants, Inc., on April 4, 2012.

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, this parcel of land was included in a previously approved Traffic Impact Analysis for the Eagle Cliff Addition. This study was a more in-depth analysis that evaluated future peak hour traffic conditions. The study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE and Cedar Lane and, 12th Avenue SE and State Highway 9). It also established the proportional share of the cost of these improvements for this particular development.

The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal. The estimated cost of design and construction is \$400,000 of which this applicant will be responsible for 0.19% of the cost (or \$760.00) based on their share of the PM peak hour traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.