



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 21, 2012

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

PROJECT NAME: Switzer's Locker Room PROJECT TYPE: Self-Storage
 Owner: Switzer's Locker Room of Norman, LLC
 Developer's Engineer: ARC Engineering
 Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and industrial development surrounds the project location along the west side of Classen Boulevard with low density residential directly across Classen Boulevard.

ALLOWABLE ACCESS:

Proposed access along west side of Classen Boulevard south of Renaissance Drive utilizing an existing driveway with internal access to self-storage just to the south of the proposed.

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

Classen Boulevard: 5 lanes (existing) / 5 lanes (future). Speed Limit - 50 mph. No sight distance problems. No medians.

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

| Time Period | Total | In | Out |
|----------------|-------|----|-----|
| Weekday | 90 | 45 | 45 |
| A.M. Peak Hour | 5 | 3 | 2 |
| P.M. Peak Hour | 9 | 5 | 4 |

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

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 add 36,000 square feet of self-storage space along the west side of Classen Boulevard/U.S. Highway 77 just south of Renaissance Drive. As such, this addition is expected to generate 90 trips per day and 9 PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The proposed addition is being constructed north of an existing self-storage development. All access will be by way of existing access to the development to the south. An emergency access will be provided along the west side of Classen Boulevard/U.S. Highway 77 opposite the existing Renaissance Drive intersection. This access will be gated for use only by emergency vehicles. In the event the Renaissance Drive intersection with Classen Boulevard/U.S. Highway 77 is signalized in the future, staff would support the signalization of this emergency access and its conversion to use by all site related traffic. Traffic impact fees of \$119.42 per PM peak hour trip were previously calculated by the Links development for improvements at the Classen Boulevard intersection with Cedar Lane Road. Consequently, an impact fee of \$1,074.78 (\$119.42 per PM trip * 9 PM trips = \$1,074.78) should be collected with the filing of the final plat.