



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: December 14, 2016

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

PROJECT NAME: Music Place Preliminary **PROJECT TYPE:** Office/Warehouse
 Owner: Rosa Lee Music/Lana Gaye Clage
 Developer's Engineer: Anchor Engineering
 Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

The eastern boundary of the site is North Interstate Drive and I-35. South of the site is commercial. West of the site is high-density residential, office, and commercial. North of the site is commercial.

ALLOWABLE ACCESS:

Access will be taken from Yarbrough Way at the request of staff in order to preserve North Interstate Drive for a future, potential Rock Creek Road interchange with I-35.

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

North Interstate Drive: 2 lanes (existing/future). Speed Limit - 40 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 | 56 | 28 | 28 |
| A.M. Peak Hour | 20 | 16 | 4 |
| P.M. Peak Hour | 12 | 3 | 9 |

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development in this addition generates far below the number of peak hour or daily trips used to determine if a traffic impact study is required.

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 Preliminary Plat for Music Place will involve the development of 8,000 square feet of office/warehouse space on the west side of North Interstate Drive to the north of Rock Creek Road. Traffic capacities on nearby roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Music Place development features frontage along both North Interstate Drive and Yarbrough Way. At staff's request, the applicant located all access to Yarbrough Way as a means of preserving all possibility for a future interchange with I-35 at Rock Creek Road. The access to Yarbrough Way will be opposite the existing access to Christian Brothers Automotive.