



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

DATE: October 22, 2012

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

PROJECT NAME: CCC Addition Section 2 (77 Storage) PROJECT TYPE: Self-Storage

Owner: Geoff Wynn  
Developer's Engineer: Russ Ketner 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 utilizing an existing driveway with internal access to self-storage just to the north 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	40	20	20
A.M. Peak Hour	2	1	1
P.M. Peak Hour	4	2	2

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 16,000 square feet of self-storage space along the west side of Classen Boulevard/U.S. Highway 77 immediately south of the existing 77 Storage facility. As such, this addition is expected to generate 40 trips per day and 4 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 south of an existing self-storage development. All access will be by way of existing access to the development to the north. An emergency access will be provided along the west side of Classen Boulevard/U.S. Highway 77 to serve the new storage units. This access will be gated for use only by emergency vehicles. 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 \$477.68 (\$119.42 per PM trip \* 4 PM trips = \$477.68) should be collected with the filing of the final plat.