CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: February 4, 2020

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

PROJECT NAME: OnCue #138 Addition

PROJECT TYPE: Commercial

Owner: OnCue
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Commercial, office, and high density residential developments surround this site.

ALLOWABLE ACCESS:
The site proposes three access points. The spacing satisfies the requirements contained within the City of Norman's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
24th Avenue SW: 4 lanes (existing) / 4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No median.
Lindsey Street: 4 lanes (existing) / 4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No median.

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	3,581	1,790	1,791
A.M. Peak Hour	224	112	112
P.M. Peak Hour	297	148	149

TRANSPORTATION IMPACT STUDY REQUIRED? YES ■ NO ☐

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in September, 2018. The development will feature a total of three access points—two full access points will be located along Springer Drive and one right-in/right-out access will be located along 24th Avenue SW. Some widening will occur along 24th Avenue SW in order to provide an exclusive left-turn lane for northbound traffic to access Springer Drive. No additional off-site improvements are required. The applicant is responsible to fund and construct all improvements along 24th Avenue SW.

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 convenience store with 20 fueling stations in this addition are expected to generate approximately 3,581 trips per day, 224 AM peak hour trips, and 297 PM peak hour trips. Traffic capacities on both 24th Avenue SW and Lindsey Street exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.