



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 24, 2015

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

PROJECT NAME: Lady Di Addition

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: Commercial

Shops at Crimson Park, LLC

Carter Engineering

None

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial development exists around this site on the north, south, and west sides. There is some medium-density residential development immediately to the east.

ALLOWABLE ACCESS:

Full access will be provided to Imhoff Road and to the internal roadway to the north. Staff negotiated these access types and locations with the applicant.

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

Classen Boulevard: 5 lanes (existing) / 5 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

Imhoff Road: 3 lanes (existing) / 3 lanes (future). Speed Limit - 35 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	1,586	793	793
A.M. Peak Hour	41	25	16
P.M. Peak Hour	134	64	70

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ **NO** ☒

Being at the threshold for when a traffic impact study is normally required, this development was not required to submit a traffic impact study because the intersection of Classen Boulevard and Imhoff Road was the site of a fairly recent, major intersection improvement project. The existing infrastructure in proximity to this site is sufficient to accommodate this level of development. No additional off-site improvements are 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 7,000 square feet of retail space and the 3,682 square foot restaurant are expected to generate approximately 1,586 trips per day, 41 AM peak hour trips, and 134 PM peak hour trips. Traffic capacities on Classen Boulevard and Imhoff Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The applicant is requesting one point of access onto Imhoff Road and one connection to the existing internal roadway to the north. These access points were negotiated by Staff and are acceptable. Both of these access points will accommodate all turning movements.