



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

DATE: September 4, 2013

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

PROJECT NAME: Andes Addition

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: Office/Warehouse

Jason Andes

SMC

None

#### SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial development surrounds the project location along Flood with low density residential along the various side streets.

#### ALLOWABLE ACCESS:

Proposed access along west side of Flood Avenue between Mosier Street and Himes Street is an existing driveway.

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

Flood Avenue: 2 lanes (existing) / 2 lanes (future). Speed Limit - 25 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	174	87	87
A.M. Peak Hour	34	29	5
P.M. Peak Hour	40	6	34

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 renovate an existing 7,000 square foot building along the west side of Flood Avenue between Mosier Street and Himes Street. The use will be office/warehouse space. As such, this addition is expected to generate 174 trips per day and 40 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.

Access to the proposed development will be from a single driveway located on the west side of Flood Avenue at the location of an existing driveway. The development of this tract will eliminate the open frontage along Flood Avenue on either side of this driveway.