



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 17, 2012

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

PROJECT NAME: Brookhaven No. 41 Addition PROJECT TYPE: Commercial/Residential
 Owner: Cies Properties, Inc.
 Developer's Engineer: Clour Planning and Engineering Services
 Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial located at the Rock Creek Road intersection with 36th Avenue NW.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Rock Creek Road: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.
36th Avenue NW: 5 lanes (existing) / 5 lanes (future). Speed Limit - 45 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	7,174	3,587	3,587
A.M. Peak Hour	218	104	114
P.M. Peak Hour	681	350	331

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

When this development last went through the platting process in 2008, a traffic analysis was prepared and it was determined that a traffic impact fee of \$11,707.50 would be appropriate for the design and construction of a new traffic signal at the intersection of 36th Avenue NW and Rock Creek Road. That traffic signal installation was completed in February 2011. With the current submittal, additional traffic analyses were conducted to determine if signalization of the future intersection of Rock Creek Road with Brookhaven Boulevard would be required. The analyses showed that it would not be with this plat. As such, no other traffic analyses were required and no other traffic impact fees are applicable.

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 85,160-square foot gross floor area retail space, 40 multi-family units and the 64 single-family residential lots in this addition are expected to generate approximately 7,174 trips per day. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Limits of No Access should exist along Brookhaven Boulevard for the single-family lots with access to both Brookhaven Boulevard and a side street.