



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** September 14, 2017

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

**PROJECT NAME:** Indian Hills Industrial **PROJECT TYPE:** Industrial/Warehouse

Owner: Indian Hill Investment Group, LLC  
 Developer's Engineer: Crafton Tull  
 Developer's Traffic Engineer: None

**SURROUNDING ENVIRONMENT (Streets, Developments)**

Commercial and industrial developments exist all around this site. In addition, there is some floodplain to the east of the site.

**ALLOWABLE ACCESS:**

The proposed access point is in accordance with the driveway spacing requirements contained within the City of Norman's Engineering Design Criteria.

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

Indian Hills Road: 2 lanes (existing)/4 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	146	73	73
A.M. Peak Hour	38	30	8
P.M. Peak Hour	24	6	18

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES  NO

Being well below the threshold for when a traffic impact study is normally required, this development not required to submit a traffic impact study. Trip generation was performed by staff based upon the submitted site plan. No off-site improvements are required to support the development as proposed.

**RECOMMENDATION:** APPROVAL  DENIAL  N/A  STIPULATIONS

*Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.*

All access to this new building will be from a connection to Indian Hills Road to the east of the existing all-way STOP at the intersection with the northbound I-35 ramps and the frontage road on the east side of Interstate 35. No negative traffic impacts are anticipated.

The additional PM peak hour trips generated by this application will be used to determine traffic impact fees for signalization of the Indian Hill Road intersections with 36th Avenue NW, the southbound I-35 ramps, and the northbound I-35 ramps. The fees for these improvements were calculated in a previous traffic study of the area to be \$66.05 per PM peak hour trip. Based upon the pre-determined fee, the total to be collected with the filing of the Final Plat for this application is \$1,596.34 (\$66.05 per PM peak hour trip times 24 PM peak hour trips = \$1,596.34).