

CITY OF NORMAN

Development Review Form Transportation Impacts

DATE: September 14, 2017 **CONDUCTED BY:** David R. Riesland, P.E. City Traffic Engineer

PROJECT NAME: Hallbrooke Addition Preliminary Plat **PROJECT TYPE:** Residential

Owner: Hallbrooke Development Group

Developer's Engineer: SMC Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed addition is low density residential in nature. Rock Creek Road is the main east/west roadway which connects to north-south roadways, 24th Avenue NE, to the east, and 12th Avenue NE, to the west.

ALLOWABLE ACCESS:

Proposed access to Rock Creek Road 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: 2 lanes (existing and future). Speed Limit - 50 mph. No sight distance problems. No medians.

| ACCESS MANAGEMENT CODE COMPLIANCE: | YES | NO \square |
|------------------------------------|-----|--------------|
|------------------------------------|-----|--------------|

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

| | Total | In | Out |
|----------------|-------|-----|-----|
| Weekday | 884 | 442 | 442 |
| A.M. Peak Hour | 68 | 17 | 51 |
| P.M. Peak Hour | 89 | 56 | 33 |

| TRANSPORTATION IMPACT STUDY REQUIRED? | YES \square | NO |
|--|----------------------------------|----------------------------|
| | | |
| The development is proposed for the south side of Rock Creek Road ju | ast west of 24th Avenue NE. | Since the development, as |
| proposed, generates less than 100 peak hour trips, this development wa | as not required to submit a tra | ffic impact study. Traffic |
| capacities on Rock Creek Road exceed the demand for existing and pro- | oposed trips as a result of this | development. No nega- |

tive traffic impacts are anticipated.

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 development will be served by one existing and one proposed access point along Rock Creek Road. Driveway spacing meets the City requirements in the Engineering Design Criteria. Limits of No Access would be defined for those lots with frontage along either Rock Creek Road or 24th Avenue NE. In these cases, the lot should take access from the street that is internal to the development.