



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 10, 2015

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

PROJECT NAME: Cedar Lane Addition

PROJECT TYPE: Residential/Commercial

Owner: Cedar Lane, LLC
Developer's Engineer: ARC Engineering
Developer's Traffic Engineer: CEC Infrastructure Solutions

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential and agricultural surround this site with some commercial to the west and some industrial to the northwest. 12th Avenue SE is the main north/south roadway. Cedar Lane Road and Post Oak Road are the main east/west roadways.

ALLOWABLE ACCESS:

All access to this addition will be by way of connections to 12th Avenue SE, Cedar Lane Road, and Post Oak Road.

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

12th Avenue SE: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

Cedar Lane Road: 2 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

Post Oak Road: 2 lanes (existing/future). Speed Limit - 35 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ **NO** ☐

The proposed access points onto 12th Avenue SE, Cedar Lane Road, and Post Oak Road will have adequate separation and intersection corner clearance.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	6,114	3,057	3,057
AM Peak Hour	440	117	323
PM Peak Hour	628	388	240

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ **NO** ☒

The trip generation potential is above the traditional threshold for when a traffic impact study is normally required. However, this development was previously submitted traffic impact study for the Cedar Lane Addition. Instead, the developer was asked to submit a supplemental letter with updated trip generation information and an analysis of proposed driveway spacing.

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

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

Traffic capacities on 12th Avenue SE, Cedar Lane Road, and Post Oak Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The development proposed with this addition was analyzed in the original traffic impact study prepared for the Cedar Lane Addition Preliminary Plat. This study previously identified traffic impact fees for improvements to the Cedar Lane Road intersection with 12th Avenue SE, the 12th Avenue SE intersection with State Highway 9, and the Classen Boulevard intersection with Post Oak Road. Based upon the trip generation potential of this Addition, the fees to be collected with the filing of the Final Plat are \$65,626 (for Cedar Lane Road and 12th Avenue SE intersection), \$4,650 (for the 12th Avenue SE and State Highway 9 intersection), and \$1,872 (for the Classen Boulevard and Post Oak Road intersection) for a total of \$72,148.

A supplemental letter was submitted with the current application that identified potential issues with proposed driveway locations. This analysis found that the northernmost of the two driveways proposed along 12th Avenue SE for the commercial corner should be shifted to the north to line up with the existing driveway for the convenience store located at the southwest corner of the 12th Avenue SE intersection with Cedar Lane Road. This change was made to the site plan.