



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 22, 2014

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

PROJECT NAME: East Ridge Place PUD

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: PUD

Landstar Developing, LLC

SMC

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial zoning exists on all four corners of the Lindsey Street intersection with 24th Avenue SE. Institutional zoning exists east of the site with low density residential to the south..

ALLOWABLE ACCESS:

Proposed access provided by two driveways to 24th Avenue SE and a single driveway to Lindsey Street.

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

Lindsey Street: 4 lanes (existing) / 4 lanes (future). Speed Limit—45 mph. No sight distance problems. No medians.

24th Avenue SE: 4 lanes (existing) / 4 lanes (future). Speed Limit—45 mph. No sight distance problems. No medians

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒

NO ☐

Proposed number and location 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	1,326	663	663
A.M. Peak Hour	9	5	4
P.M. Peak Hour	101	45	56

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 site plan for the proposed East Ridge Place PUD project involves the development of up to 63,400 square feet of self-storage space and up to 26,400 square feet of retail space. The location of this project is proposed for the southeast corner of the intersection of Lindsey Street with 24th Avenue SE in Norman. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development in October, 2014. The traffic study concluded that no off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed. Following submittal, negotiations were undertaken with the developer to alter driveway locations shown on the plan. The original plan showed three points of access along 24th Avenue SE and one point of access along Lindsey Street. The negotiations eliminated one of the access points along 24th Avenue SE and relocated the point of access along Lindsey Street. The result is a solution meeting the requirements contained within the City's Engineering Design Criteria.