



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** November 21, 2017

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

**PROJECT NAME:** Norman Industrial Phase 2

**PROJECT TYPE:** Industrial

Owner: Coxcom, Inc.  
Developer's Engineer: Johnson & Associates  
Developer's Traffic Engineer: Johnson & Associates

**SURROUNDING ENVIRONMENT (Streets, Developments)**

Low density residential zoning exists to the north with industrial zoning to the east, west, and south. Rock Creek Road is the main east/west roadway.

**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 and future). Speed Limit—40 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	144	72	72
A.M. Peak Hour	19	17	2
P.M. Peak Hour	20	2	18

**TRANSPORTATION IMPACT STUDY REQUIRED?**

YES  NO

Traffic Impact letter documenting trip generation potential of development was prepared by Johnson & Associates of Oklahoma City, Oklahoma.

**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 development will access Rock Creek Road via two existing driveways and will close a third driveway. Impact fees are applicable to this development for the signalization and planned improvements at the 12<sup>th</sup> Avenue NW intersections with Rock Creek Road and with Trailwood Drive. Previously determined fees of \$442.86 per PM peak hour trip equate to \$8,857.20 in traffic impact fees to be collected with the filing of the final plat.