



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 14, 2013

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

PROJECT NAME: Christian Brothers Automotive Preliminary

PROJECT TYPE: Commercial

Owner: Christian Brothers Automotive
Developer's Engineer: SMC
Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial located at the Rock Creek Road intersection with 36th Avenue NW. There is some high density residential located between the site and I-35

ALLOWABLE ACCESS:

A variance has been requested relative to driveway spacing for the access points to this project. The variance relates to Section 4018 of the City's Engineering Design Criteria. Staff supports this variance.

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

Rock Creek Road: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.
36th Avenue NW: 5 lanes (existing) / 5 lanes (future). Speed Limit - 45 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	354	172	172
A.M. Peak Hour	23	14	9
P.M. Peak Hour	52	24	28

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

The proposed development in this addition was included in the larger traffic impact study for S&S Family Properties prepared by Traffic Engineering Consultants, Inc., and submitted in March, 2012. No new analysis was required.

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

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

One of the findings of the S&S Family Properties traffic impact study was that a traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by the combination of existing traffic, site traffic generated by the proposed supermarket and fueling station, traffic generated by the remaining commercial property in the S&S Family Properties, and undeveloped portions of the University North Park development across I-35. Accordingly, traffic impact fees were calculated as part of the traffic impact study for the S&S Family Properties Addition. The fees attributable to the 19.32 acre share (east of the Wal-Mart Neighborhood store) were determined to be \$41,040 based upon 528 pm peak hour trips. For the Christian Brothers Automotive Preliminary Plat, the building sizes were scaled off the drawing submitted and assumed to be a 4,500 square foot Automotive Care Facility and a 3,200 square foot Specialty Retail building. These two uses will generate a total of 52 trips during the pm peak hour which represents 9.85% of the total for the 19.32 acres. This equates to \$4,042.44 to be collected in traffic impact fees with the filing of this Final Plat for Christian Brothers Automotive.