



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 12, 2014

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

PROJECT NAME: Legacy Trail Apartments **PROJECT TYPE:** Residential

Owner: S&S Properties, Inc.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial development exists both to the east and west of this site. Low-density residential development and industrial land surround the project location to the north and south. High density residential is located between the site and I-35.

ALLOWABLE ACCESS:

The two proposed access points, one on either side of the Rock Creek Road intersection with Pendleton Drive meet the requirements contained within the City of Norman's Engineering Design Criteria.

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.

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	1,403	702	701
A.M. Peak Hour	108	22	86
P.M. Peak Hour	133	86	47

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Being above the threshold for when a traffic impact study is normally required, this development was analyzed in a traffic impact study prepared by Traffic Engineering Consultants, Inc., for S&S Properties and submitted in March, 2012. It was also included in traffic analyses submitted for the Legacy Business Park in June, 2014.

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 210 apartment units in this addition are expected to generate approximately 1,403 trips per day, 108 AM peak hour trips, and 133 PM peak hour trips. Traffic capacities on Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. One of the findings of the submitted traffic impact study from March, 2012, 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 a combination of existing traffic and future site traffic generated by developments that come on-line. The March, 2012, study included an analysis of the responsibility of each contributor to the traffic generated through this intersection. From that methodology, a total of 24.00 percent of the traffic through the intersection is attributable to the Legacy Business Park and Legacy Trail Apartment developments. At a projected \$150,000 cost for the traffic signal, the two developments would contribute in traffic impact fees \$36,010 toward the design and installation of this future traffic signal. Based upon the trip generation potential of each, the Legacy Business Park would be responsible for \$19,124.91 of those fees. The remaining \$16,885.09 of those fees will be the responsibility of the Legacy Trail Apartments. All access remains as it was agreed upon for the Legacy Business Park development.