



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

DATE: September 27, 2019

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

PROJECT NAME: Avara Phase I Preliminary

PROJECT TYPE: Office

Owner: Avara Pharmaceutical Technologies, Inc.

Developer's Engineer: Cardinal Engineering

Developer's Traffic Engineer: TEC

#### SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally industrial on the west side of 12<sup>th</sup> Avenue SE and high density residential on the east side of 12<sup>th</sup> Avenue SE. State Highway 9 and Cedar Lane Road are the main east/west roadways, and 12<sup>th</sup> Avenue SE is the main north/south roadway.

#### ALLOWABLE ACCESS:

All access to this addition will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

12<sup>th</sup> Avenue SE : 4 lanes (existing/future). Speed Limit - 35 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

#### TRIP GENERATION

Time Period	Total	In	Out
Weekday	88	44	44
AM Peak Hour	30	27	3
PM Peak Hour	40	6	34

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a trip generation table for the development via electronic mail documenting the trip generation information for the office space. The development is proposed for location along the west side of 12<sup>th</sup> Avenue SE between State Highway 9 and Cedar Lane Road.

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 addition will access 12<sup>th</sup> Avenue SE via two driveways both of which line up with existing access points along the east side of 12<sup>th</sup> Avenue SE. With the recently completed improvements along 12<sup>th</sup> Avenue SE in this area, capacity clearly exceeds demand in the area. As such, no additional off-site improvements are anticipated.