



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 15, 2016

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

PROJECT NAME: Classen Landing

PROJECT TYPE: Commercial

Owner: Aria Development, LLC
 Developer's Engineer: SMC
 Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial zoning is located south and east of the proposed site with low density residential to the north and west. Classen Boulevard is the main north/south roadway.

ALLOWABLE ACCESS:

This project seeks two access points along Classen Boulevard as well as one at the intersection of Enid Street and Oklahoma Avenue. Requested access to Classen Boulevard does not satisfy the requirements in the City's Engineering Design Criteria, but staff supports the variance request.

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

Classen Boulevard: 4 lanes (existing)/4 lanes (future). Speed Limit - 35 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

The access points along Classen Boulevard do not have sufficient spacing between driveways. However, staff will support the request for a variance in this case.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,388	694	694
AM Peak Hour	45	25	20
PM Peak Hour	108	54	54

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Traffic Impact Study prepared by Traffic Engineering Consultants, Inc., 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.

This application will construct 19,040 square feet of commercial space along with a 4,209 square foot restaurant. In total, this preliminary plat is expected to generate approximately 1,388 trips per day. 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.

Because of the development's size and traffic generation potential, the applicant was required to submit a traffic impact study. The study was completed by Traffic Engineering Consultants, Inc., and was submitted in November, 2016.

The study location is east of Classen Boulevard and north of Lindsey Street. The proposal includes two access locations along Classen Boulevard and one at the intersection of Enid Street and Oklahoma Avenue. Also a part of this development is the improvement of the portion of Enid Street between Classen Boulevard and Oklahoma Avenue and the elimination of the Oklahoma Avenue intersection with Classen Boulevard from the north. The location of access points were agreed upon in early discussions with the developer while the project was in its earliest formative stage.

Driveway spacing along Classen Boulevard will not be in accordance with the guidelines offered in the City of Norman's Engineering Design Criteria (EDC). However, these locations were agreed to during the early discussions as the best locations for potential site access. While a variance to the requirements in the EDC will be needed, staff is able to support such a request.