



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 20, 2012

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

PROJECT NAME: Dollar General Alameda PROJECT TYPE: Commercial
Owner: Union Baptist Association
Developer's Engineer: Cornerstone Regional Survey
Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential developments surround the project location with two exceptions. Commercial is located across Alameda Drive, and institutional use (a fire station) exists on the north side of Alameda Drive to the east of the site.

ALLOWABLE ACCESS:

Proposed access opposite Oliphant Avenue is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Alameda Drive: 2 lanes (existing) / 2 lanes (future). Speed Limit - 50 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	100	50	50
A.M. Peak Hour	8	5	3
P.M. Peak Hour	36	18	18

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

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 feature the development of a 7,200 square foot stand alone discount store. As such, the development is expected to generate 100 trips per day and 36 PM peak hour trips. The trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Access to the proposed development will be on the north side of Alameda Drive directly opposite the new Oliphant Avenue approach to Alameda Drive and immediately west of Fire Station 6. A site visit was conducted on Friday, August 17, 2012, to determine if sufficient sight distance exists at the proposed site access location. With a 50 mph posted speed on Alameda Drive, the available sight distance at the proposed intersection with Alameda Drive should be equal to or greater than 590 feet. Based upon the observations during the sight visit, adequate sight distance will be available at the proposed site access intersection with Alameda Drive.