



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 21, 2013

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

PROJECT NAME: Sooner Mobile Home Redevelopment Preliminary Plat
Owner/Designer: Sooner Mobile Home Redevelopment, LLC
Engineer: SMC
Traffic Engineer: TEC

PROJECT TYPE: Residential/Commercial

SURROUNDING ENVIRONMENT (Streets, Developments)

Low density residential developments exist around the project location to the north and east with some medium density residential to the south and commercial to the south and west. The project takes access along Highway 77 at the Classen Boulevard intersection and at the Constitution Street intersection. Constitution Street is the main east/west roadway. Highway 77 and Classen Boulevard are the main north/south roadways.

ALLOWABLE ACCESS:

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

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

Highway 77: 5 lanes (existing/future). Speed Limit - 40 mph. No sight distance problems. Center turn lane median.

Classen Boulevard: 4 lanes (existing/future). Speed Limit - 45 mph. No sight distance problems. No median.

Constitution Street: 2 lanes (existing/future). Speed Limit - 35 mph. No sight distance problems. Median between BNSF Railroad and Highway 77.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒

NO ☐

Proposed number of access points along for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	6,462	3,231	3,231
A.M. Peak Hour	353	137	216
P.M. Peak Hour	657	370	287

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒

NO ☐

The trip generation potential for this development is above the threshold for when a traffic impact study is required. A traffic impact study was prepared by Traffic Engineering Consultants and submitted in October, 2013. No negative impacts are anticipated.

RECOMMENDATION: **APPROVAL** ☒ **DENIAL** ☐

N/A ☐

STIPULATIONS ☐

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

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development in October, 2013. The traffic study concluded that off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed. Improvements are needed at the Highway 77 intersections with Classen Boulevard and with Constitution Street.

The improvements at the Classen Boulevard intersection include a traffic signal modification to add the fourth leg to access the development and the provision of a southbound left-turn lane into the development providing 150 feet of storage. The signal modification will replace two poles on the east side of Highway 77 and upgrade the signal controller and cabinet to be able to accommodate the additional equipment needed for the fourth leg of the intersection.

The improvements at the Constitution Street intersection include a modification to the lane assignments on the west leg of the intersection to eliminate the existing split phasing for the east and west legs of this intersection. All costs associated with these improvements will be the responsibility of the developer and plans for both upgrades must be submitted with the final plat.