



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** October 19, 2015

**CONDUCTED BY:** David R. Riesland, P.E.  
City Traffic Engineer

**PROJECT NAME:** Woodcrest Estates Plaza Preliminary Plat

**PROJECT TYPE:** Commercial/Office/Residential

Owner: C.A. McCarty Construction, LLC  
Developer's Engineer: Crafton Tull  
Developer's Traffic Engineer: Crafton Tull

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The intersection of Porter Avenue and Rock Creek Road is commercial on three corners with institutional on the southeast corner. Office surround the site to the north and east. Further out, low-density residential surround the site on the north, east, and west sides. Rock Creek Road is the main east/west roadway. Porter Avenue is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

Proposed access to Porter Avenue, Rock Creek Road, and to Woodcrest Drive was negotiated by staff and is otherwise in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Porter Avenue: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No medians.

Rock Creek Road: 4 lanes (existing and 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 was negotiated by staff and complies with what is allowed in the subdivision regulations.

#### **TRIP GENERATION**

	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	1,186	593	593
A.M. Peak Hour	42	27	15
P.M. Peak Hour	109	50	59

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☒ NO ☐

Being slightly above the threshold for when a traffic impact study is required, a traffic impact study was submitted with this application and was received on October 5, 2015. The development is proposed for location on the northeast corner of the intersection of Porter Avenue and Rock Creek Road. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic 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.*

The development will be served by a single access point along Porter Avenue, two access points along Rock Creek Road, and two access points along Woodcrest Drive (parallel to Rock Creek Road to the north). Driveway locations were negotiated by staff with the applicant. Traffic impact fees toward the improvement of the Rock Creek Road intersection with Sequoyah Trail, immediately east of this site, are applicable. The study, as submitted, calculated a 1.92 percent fair share as the developments contribution toward these intersection improvements. The most recent cost estimate for the project is \$308,436.92. Therefore, an impact fee of \$5,922 should be collected with the filing of the Final Plat for this application.