



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: October 1, 2019

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

PROJECT NAME: Cobblestone Creek

PROJECT TYPE: Residential

Owner:

CCDG, LLC

Developer's Engineer:

SMC

Developer's Traffic Engineer:

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential developments, existing and proposed, surround the proposed development. 12th Avenue SE is the main north/south roadway. Cedar Lane Road and State Highway 9 are the main east/west roadways.

ALLOWABLE ACCESS:

All access to this addition meets with the requirements contained with the City's Engineering Design Criteria.

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

12th Avenue SE: 4 lanes (existing and future). Speed Limit - 35 mph. No sight distance problems. No medians.

State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems. Grass median.

Cedar Lane Road: 4 lanes (existing and future). Speed Limit - 35 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

The proposed access points onto 12th Avenue SE will have adequate separation and intersection corner clearance.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	914	457	457
AM Peak Hour	57	15	42
PM Peak Hour	72	44	28

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

The trip generation potential is well below the traditional threshold for when a traffic impact study is normally required. Other studies have been performed in the area that address traffic concerns associated with undeveloped properties. A letter documenting the trip generation data for this addition was submitted by Traffic Engineering Consultants, Inc., on September 3, 2019.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

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

Because the land use has changed since the last time this Preliminary Plat was considered, a revised traffic review letter was requested. The traffic review letter prepared by Traffic Engineering Consultants, Inc., was submitted on September 3, 2019. This letter provided revised trip generation information for the new land uses.

The letter also provided information regarding driveway spacing. At the time that the letter was written, the site development plan showed an entrance and exit drive along 12th Avenue SE neither of which lined up with the existing Eagle Cliff Drive intersection. Staff was unable to support that plan. Since then, the site development plan was modified to show a single driveway that does line up with the existing Eagle Cliff Drive intersection. Staff is now able to support this access plan.