



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** September 16, 2014

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

**PROJECT NAME:** WP Oklahoma Nursing Addition Preliminary Plat

**PROJECT TYPE:** Institutional

Owner: WP Oklahoma Nursing, LLC  
Developer's Engineer: CDS Commercial  
Developer's Traffic Engineer: N/A

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

The property surrounding this proposed addition is a mixture of institutional, commercial, office, low density residential, and medium density residential. Robinson Street is the main east/west roadway.

#### **ALLOWABLE ACCESS:**

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

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

Robinson Street: 5 lanes (existing and future). Speed Limit—35 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**

	Total	In	Out
Weekday	608	304	304
A.M. Peak Hour	34	23	11
P.M. Peak Hour	44	15	29

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

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development is proposed for location on the north side of Robinson Street between the Porter Avenue and Findlay Avenue intersections. The development is actually a renovation of an existing structure on the site. Traffic capacities on Robinson Street 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 the same access points along Robinson Street as the existing facility. There are no impact fees associated with this development.