



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** Revised August 1, 2019

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

**PROJECT NAME:** Carrington Place Addition

**PROJECT TYPE:** Residential/Commercial

Owner: Carrington Place, LLC  
Developer's Engineer: SMC  
Developer's Traffic Engineer: TEC

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

The areas surrounding this site are generally low density residential with some Institutional uses to the south and some park/open space to the east. Franklin Road is the main east/west roadway, and 36th Avenue NW is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

All access to this addition will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Franklin Road: 2 lanes (existing/future). Speed Limit - 50 mph. No sight distance problems. No median.

36th Avenue NW: 2 lanes (existing)/4 lanes (future). Speed Limit - 50 mph. No sight distance problems. No median.

#### **ACCESS MANAGEMENT CODE COMPLIANCE:**

**YES** ☒ **NO** ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

#### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	6,299	3,150	3,149
AM Peak Hour	244	134	110
PM Peak Hour	570	282	288

#### **TRANSPORTATION IMPACT STUDY REQUIRED?**

**YES** ☒ **NO** ☐

Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact review documenting the trip generation information for the single-family residential lots and the commercial square footage. In addition, the review contained an analysis of driveway spacing along both 36th Avenue NW and Franklin Road for the commercial corner. The development is proposed for location along the south side of Franklin Road and the west side of 36th Avenue NW.

**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 addition will access Franklin Road with two driveways west of 36th Avenue NW and with a single driveway along 36th Avenue NW south of Franklin Road. The location of these driveways satisfies the spacing requirements as outlined in the City's Engineering Design Criteria. With the planned future roadway improvements in the area, capacity clearly exceeds demand in this area. As such, no additional off-site improvements are anticipated. Regardless, a traffic impact fee for this area was established by agreement between the City and the developer. This fee was set at \$6.55 per daily trip. Based upon this previous agreement and the proposed site plans, the developer would be responsible for a traffic impact fee of \$41,258.45.