



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** December 18, 2020

**STAFF REVIEW BY:** David R. Riesland, P.E.  
Acting Transportation Engineer

**PROJECT NAME:** Wynn-Wynn

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

**PROJECT TYPE:** Manufacturing/Warehouse/Office

Wynn-Wynn, LLC

Grubbs Consulting, LLC

TEC

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

Industrial zoning is located around the site on the west side of Classen Boulevard with mixed use and low density residential zoning on the east side of Classen Boulevard. Classen Boulevard is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

This project seeks a single access point along Classen Boulevard. Requested access to Classen Boulevard will not satisfy the requirements in the City's Engineering Design Criteria. Given the low number of trips to be generated by the proposed development, Staff is able to support a potential variance request for driveway spacing.

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

Classen Boulevard: 5 lanes (existing)/5 lanes (future). Speed Limit - 50 mph. No sight distance problems. No medians.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

The access points along Classen Boulevard will lack sufficient spacing between driveways.

#### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	75	38	37
AM Peak Hour	11	9	2
PM Peak Hour	12	4	8

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

A Traffic Impact Memorandum was prepared by Traffic Engineering Consultants, Inc., of Oklahoma City, Oklahoma. This was required to document the trip generation potential of the proposed development and to speak to proposed driveway locations with respect to existing driveways along Classen Boulevard.

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

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

This application will consist of 11,490 square feet of usable space in two different uses including 8,990 square feet of manufacturing/warehouse space and 2,500 square feet of office space. In total, this preliminary plat is expected to generate approximately 75 trips per day. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

Because of the development's size and traffic generation potential, the applicant was required to submit a traffic impact memorandum documenting the trip generation characteristics of the proposed development along with a discussion of potential access location with respect to other driveways in proximity to the proposed development. The memorandum was completed by Traffic Engineering Consultants, Inc., and was received on December 18, 2020.

The study location is along the west side of Classen Boulevard and south of Cedar Lane Road. The proposal includes a single access location along Classen Boulevard. The location of the driveway along Classen Boulevard will result in driveway spacing less than that which is required in the City of Norman's Engineering Design Criteria. However, given the low traffic volumes expected with this proposed development, Staff will be able to support the request for variance.