



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: January 19, 2021

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

PROJECT NAME: Monterey Phase III Addition

PROJECT TYPE: Residential

Owner: Monterey Development Co., LLC
Developer's Engineer: Parkhill/Cardinal Engineering
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Agricultural to the north and south, commercial to the east, and industrial to the west. 12th Avenue SE is the main north/south roadway. Cedar Lane Road is the main east/west roadway.

ALLOWABLE ACCESS:

All access to this addition will be by way of existing residential streets connecting to 12th Avenue SE and to Cedar Lane Road.

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

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

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

The proposed access is all by way of existing connections to 12th Avenue SE and to Cedar Lane Road.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	604	302	302
AM Peak Hour	47	12	35
PM Peak Hour	63	40	23

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

The trip generation potential is below the traditional threshold for when a traffic impact study is normally required. While this development is part of a previously submitted traffic impact study for the Cedar Lane Addition, a traffic impact memorandum was submitted by Traffic Engineering Consultants to document the trips to be generated by the addition. This memorandum was submitted on January 15, 2021.

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

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

Traffic capacities on 12th Avenue SE and Cedar Lane Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Being well below the threshold for submission of a traffic impact study, Traffic Engineering Consultants submitted a traffic study memorandum to document the number of trips to be generated by this addition on January 15, 2021. The traffic study for the larger Cedar Lane Addition Preliminary previously identified traffic impact fees for improvements to the Classen Boulevard intersection with Post Oak Road (\$4,025). The Monterey Phase III Preliminary Plat represents 4.60% of the daily trip generation of the overall Cedar Lane Addition Preliminary Plat. Accordingly, the portion of those fees attributable to the Monterey Preliminary Plat is \$185.15. These fees are due with the filing of the Final Plat for this Addition.