



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

DATE: January 27, 2021

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

PROJECT NAME: Park Hill Mixed Use Addition, a PUD PROJECT TYPE: Residential/Self-Storage

Owner: Storage Oklahoma, LLC  
Developer's Engineer: SMC  
Developer's Traffic Engineer: None

#### SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and high-density residential zoning exists to the west with some very low-density residential to the north, south, and east. Tecumseh Road is the main east/west roadway, and 12th Avenue NE is the main north/south roadway.

#### ALLOWABLE ACCESS:

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

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

Tecumseh Road: 2 lanes (existing and future). Speed Limit—50 mph. Some sight distance problems. No medians.

12th Avenue NE: 4 lanes (existing and future). Speed Limit—50 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

Time Period	Total	In	Out
Weekday	102	51	51
A.M. Peak Hour	15	5	10
P.M. Peak Hour	11	6	5

#### TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

Being that this addition generates well below the threshold for when a traffic impact study is required, the number of trips to be generated by the two uses was determined by Staff.

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 mixed-use 29,284 square feet of self-storage and the two residential lots in this preliminary plat are expected to generate approximately 102 trips per day, 15 AM peak hour trips, and 11 PM peak hour trips. 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.