



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 28, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Liberty Point PROJECT TYPE: PUD
Owner: Wiggins Investments, LLC
Developer's Engineer: Grubbs Consulting, LLC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low density residential surrounds the proposed site.

ALLOWABLE ACCESS:

The site proposes three access points one located along US-77/Classen Boulevard, second located at 24th Avenue SE, and third located along Post Oak Road. All Driveway meet minimum driveway requirement in the Engineering Design Criteria.

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

US 77/Classen Boulevard: 5 lanes (existing). Speed Limit - 50 mph. No sight distance problems. Median center turn lane.

24th Avenue SE: 2 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.

Post Oak Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.

Cedar Lane Road: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.

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	11,725	5,862	5,863
A.M. Peak Hour	371	200	171
P.M. Peak Hour	1,182	593	589

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in October, 2023, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the US-77/Classen Boulevard, 24th Avenue SE, and Post Oak Road. The development will feature three access points—one located along US-77/Classen Boulevard, one on 24th Avenue SE, and one along Post Oak Road. All proposed connections to the public roadways will afford full access.

Signalization of the US-77/Classen Boulevard intersection with the realigned 24th Avenue SE/Home Street is warranted in the traffic impact analysis. The traffic impact analysis has been submitted to the Oklahoma Department of Transportation (ODOT) for review. Assuming approval of this new traffic signal is granted by ODOT, the developer would be expected to fund the design and construction of the new traffic signal. This traffic signal is crucial to accommodate the traffic to be generated by the site.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$43.48 and \$113.46 per PM peak hour trip in the Destin Landing traffic impact study for improvements at the Cedar Lane Road and Post Oak Road intersections with US-77/Classen Boulevard. The Liberty Point TIA identified 543 PM peak hour trips through the US-77/Classen Boulevard at Cedar Lane Road intersection, and 218 PM peak hour trips through the US-77/Classen Boulevard at Post Oak Road intersection. The fees for the intersections are \$23,609.64 (Cedar Lane Road) and \$24,734.28 (Post Oak Road). In total, \$48,343.92 in traffic impact fees for Cedar Lane Road and Post Oak Road intersections along US-77/Classen Boulevard will be collected with the filing of the Final Plat.

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 development is expected to generate approximately 11,725 trips per day, 371 AM peak hour trips, and 1,182 PM peak hour trips. Future traffic capacities on US-77/Classen Boulevard and Post Oak Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$48,343.92 in traffic impact fees will need to be collected with the filing of the Final Plat for future improvements at the Cedar Lane Road and Post Oak Road intersections along US-77/Classen Boulevard. Signalization of the new intersection at Classen Boulevard/24th Avenue SE/Home Street will need to be addressed.