



CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: December 4, 2025

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

PROJECT NAME: Norman A24 Preliminary Plat

PROJECT TYPE: Mixed Use

Owner: Norman Premium Real Estate, LLC
Developer's Engineer: Cedar Creek Engineering, Inc.
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The property in question is zoned commercial with some low density residential to the north and east and commercial, office, and institutional to the south and west. 24th Avenue East is the main north-south roadway in the area. Alameda Street provides east-west access to the property.

ALLOWABLE ACCESS:

The site will contain a single point of access onto Alameda Street and a single point of access onto 24th Avenue NE. All connections to the public streets will allow full access.

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

Alameda Street: 5 lanes (existing), Speed Limit—40 mph. No sight distance problems. No median.

24th Avenue East: 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	1,013	506	507
A.M. Peak Hour	55	22	33
P.M. Peak Hour	104	56	48

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), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

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 mixed used development is proposed to include 10,500 square feet of retail space, 30 residential duplex units, and one single-family residential lot. The development is to be located at the northeast corner of the intersection of Alameda Street and 24th Avenue East in Norman. The site will contain a single point of access onto Alameda Street as well as a single point of access onto 24th Avenue NE. All connections to the public streets will allow full access. The proposed development is expected to generate 55 AM peak hour trips, 104 PM peak hour trips, and 1,013 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely build-out, only a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

The proposed development will access Alameda Street by way of a single, full access driveway. The location of this access, as proposed, meets all of the requirements in the City's Engineering Design Criteria (EDC) for driveway spacing and location with respect to existing streets. The proposed development will also access 24th Avenue NE by way of a single, full access driveway. The location of this access, as proposed, meets all of the requirements in the EDC driveway spacing. The developer will be required to re-stripe portions of Alameda Street and 24th Avenue NE to accommodate movements into these driveways. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.