



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** September 27, 2024

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

**PROJECT NAME:** Sooner Village

**PROJECT TYPE:** Mixed Use

Owner:

Highway 9 Jenkins M&J Investments, LLC

Developer's Engineer:

Crafton Tull

Developer's Traffic Engineer:

TEC

**SURROUNDING ENVIRONMENT (Streets, Developments)**

Open space and industrial/commercial area surrounds the proposed site with some open space further west.

**ALLOWABLE ACCESS:**

The site proposes five access points all located along Jenkins Avenue as the Oklahoma Department of Transportation (ODOT) did not approve any direct connection from the site to State Highway 9. The locations of the access points Driveway #1, #2, #3, #4 and #5 do not meet the minimum driveway spacing requirement in the city's Engineering Design Criteria and will require variance requests.

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

State Highway 9: 4 lanes (existing)/6 lanes (future). Speed Limit - 50 mph. No sight distance problems.

Jenkins Avenue: 2 lanes (existing). Speed Limit - 25 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	9,884	4,942	4,942
A.M. Peak Hour	519	283	236
P.M. Peak Hour	778	371	408

**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 February, 2024, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets along Jenkins Avenue and the operations at the junction of State Highway 9 and Jenkins Avenue. The development will feature five access points—all located along Jenkins Avenue corridor. The proposed connections to the public roadways will afford full access.

**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 9,884 trips per day, 519 AM peak hour trips, and 778 PM peak hour trips. Future traffic capacities on Jenkins Avenue and State Highway 9 will exceed the demand for existing and proposed trips as a result of this development. This is because ODOT is currently designing improvements to State Highway 9 in the area to widen from four lanes to six lanes incorporating significant access changes. The developer has agreed to widen Jenkins Avenue south of State Highway 9 to provide a dedicated northbound left turn lane at State Highway 9 and carry the widening south to the second site driveway which will provide a southbound left turn lane at the two north driveways. With these improvements in place, demand will exceed capacity in this area.