



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** February 17, 2022

**CONDUCTED BY:** Jami L. Short, P.E.  
City Traffic Engineer

**PROJECT NAME:** Take 5 Oil Change PP

**PROJECT TYPE:** Commercial

Developer: Driven Brands  
Developer's Engineer: JM Civil  
Developer's Traffic Engineer: Traffic Engineering Consultants

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The areas surrounding this site are generally commercial to the east and south with low density residential to the north and west. Cedar Lane Road connects to 12<sup>th</sup> Avenue SE to the west which connects to State Highway 9 a mile north and 84th Avenue SE to the east. Classen Boulevard, which is also US Highway 77, connects to State Highway 9 to the north and extends to Alameda Street further north and connects to the south city limits to the south.

#### **ALLOWABLE ACCESS:**

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Cedar Lane Road: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. Median at railroad crossing to the west.

Classen Boulevard/US-77: 4 lanes (existing and future). Speed Limit—50 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**

	Total	In	Out
Weekday	120	60	60
A.M. Peak Hour	9	6	3
P.M. Peak Hour	15	8	6

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this development. The development is proposed for location on the southwest corner of the intersection of Cedar Lane Road and Classen Boulevard/US-77.

**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 addition will access Cedar Lane Road to the north of the development by way of two driveways. Access to Classen Boulevard/US-77 will be via Cedar Lane Road. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.