



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 25, 2023

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

PROJECT NAME: Crimson flats Residential Development

PROJECT TYPE: Affordable Housing

Owner: City of Norman

Developer's Engineer: SMC

Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential housing developments surround the site with Hitachi Computer Products in the south west , Open land in the south, and Whitehawk Engineering and Design with open land in the west.

ALLOWABLE ACCESS:

The site proposes two access points. One access point is located along Oakhurst Avenue and the other along Imhoff Road. The Imhoff Road access point meets the applicable requirements in the Engineering Design Criteria.

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

Imhoff Road: 3 lanes (existing). Speed Limit - 35 mph. No sight distance problems. No median.

Oakhurst 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	540	270	270
A.M. Peak Hour	36	9	27
P.M. Peak Hour	43	25	18

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being just below half of the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is not required to submit a traffic impact analysis with this application. On behalf of the developer Traffic Engineering Consultants, Inc., submitted a traffic impact analysis memorandum. 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 development will access Oakhurst Avenue from the east by one proposed, full access drive. The proposed development will also access Imhoff Road from the north by one proposed, full access driveway. The access points meet the driveway requirements in the City's Engineering Design Criteria. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.