



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 2, 2024

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

PROJECT NAME: The Old Dairy Farm

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: Residential

Stonewall Homes, LLC

SMC

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

High density residential development surrounds this proposed development with Institutional to the east across Chautauqua Avenue and low density residential further west.

ALLOWABLE ACCESS:

The development will access Chautauqua Avenue through an existing street, Sonia Drive on the north side of the proposed development. Access meets the applicable requirements in the Engineering Design Criteria.

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

Chautauqua Avenue: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. Landscaped 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	58	29	29
A.M. Peak Hour	4	1	3
P.M. Peak Hour	5	3	2

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Being well below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic memo in March, 2024. The development will access Chautauqua Avenue via the existing Sonia Drive (located on the north edge of the proposed development). The existing connection to Chautauqua Avenue affords full access. No new access is proposed.

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 58 trips per day, 4 AM peak hour trips, and 5 PM peak hour trips. Traffic capacities on Chautauqua Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.