



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 24, 2023

CONDUCTED BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: McCoop Abode Addition

PROJECT TYPE: Residential

Owner: C.A. McCarty Construction, LLC
Developer's Representative: ARC Engineering Consultants, LLC
Developer's Traffic Engineer: N/A

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally single home residential and apartment complex to the north west side of the development.

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)

Berry Road: 2 lanes (existing and future). Speed Limit—30 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ **NO** ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	20	10	10
A.M. Peak Hour	2	0	2
P.M. Peak Hour	4	3	1

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ **NO** ☒

The development is proposed for a location at the southeast corner of the intersection of Rebecca Lane and Berry Road with an access drive to Berry Road to the west of the site. Obviously being below 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 for this application. 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 Berry Road from the east by the proposed access drive located approximately 38 feet to southeast of Rebecca Lane on Berry Road. The proposed driveway on Berry Road will be designed full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.