



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: June 22, 2023

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

PROJECT NAME: Simple Storage PP

PROJECT TYPE: Commercial/Light Industrial

Owner: Simple Storage, LLC
Developer's Engineer: Blew & Associates, PA
Developer's Traffic Engineer: Blew & Associates, PA

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and institutional uses surround the proposed site with some high density residential to the west, low density residential to the north, and industrial to the south.

ALLOWABLE ACCESS:

The site proposes two access points. One access point is located along 24th Avenue SE and the other along Imhoff Road. A variance for driveway spacing will be required for the 24th Avenue SE access point. The Imhoff Road access point meets the applicable requirements in the Engineering Design Criteria.

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

24th Avenue SE: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No median.

Imhoff Road: 2 lanes (existing and future). 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	976	488	488
A.M. Peak Hour	147	89	58
P.M. Peak Hour	220	106	114

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

Being just above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is required to submit a traffic impact analysis with this application. On behalf of the developer Blew & Associates, PA submitted 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 24th Avenue SE from the east by one proposed, full access drive. This access does not meet the driveway spacing requirements in the City's Engineering Design Criteria resulting in the need for the developer to Request a Variance with regard to this access point. The proposed development will also access Imhoff Road from the north by one proposed, full access driveway. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.