



CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: July 14, 2025

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

PROJECT NAME: Huettner Industrial Park Preliminary Plat

PROJECT TYPE: Industrial Park

Owner: High Flyer Holdings, Inc.

Developer's Engineer: Johnson & Associates

Developer's Traffic Engineer: Johnson & Associates

SURROUNDING ENVIRONMENT (Streets, Developments)

The property surrounding this proposed development is industrial in nature. The BNSF Railroad is located to the east of the property. N. Interstate Drive/York Drive and I-35 are located to the west of the site and provide primary north-south movement of traffic in the area. Indian Hills Road, located north of the site, provides for east-west movement of traffic.

ALLOWABLE ACCESS:

The proposed development is utilizing existing access to Huettner Drive.

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

N. Interstate Drive/York Drive: 2 lanes (existing), 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

Time Period	Total	In	Out
Weekday	908	454	454
A.M. Peak Hour	92	75	17
P.M. Peak Hour	92	20	72

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Being below the threshold for when a traffic impact study is required, a traffic impact memorandum was submitted by Johnson & Associates on behalf of the applicant to document the trip generation characteristics for the site. The development will utilize one existing access point located along Huettner Drive.

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 industrial development is proposed to be constructed on six acres of land which will allow the development of slightly over \$269,000 square feet of industrial park space. This development will be located along Huettner Drive between I-35 and the BNSF Railroad. Access will be provided between Huettner Drive and North Interstate Drive/York Drive. The site is expected to generate 92 AM peak hour trips, 92 PM peak hour trips, and 908 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Johnson & Associates. No traffic operational issues are anticipated due to the development.

The proposed development will utilize existing access to Huettner Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.