



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: February 28, 2025

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

PROJECT NAME: North Norman Village Mixed Use

PROJECT TYPE: Mixed Use

Owner: Apex Properties, LLC
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Mixed Use development surrounds the proposed site with some low density residential to the west, industrial to the north, very low density residential to the south, and Interstate 35 to the east.

ALLOWABLE ACCESS:

The site proposes five access points along 36th Avenue NW, two access points along Indian Hills Road, and one access point along N. Interstate Drive. The locations of two of the access points do not meet the minimum driveway spacing requirement in the Engineering Design Criteria (EDC) and will require variance requests. Likewise, two of the access points do not meet the corner clearance requirement in the EDC and will also require variance requests.

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

Indian Hills Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median
36th Avenue NW: 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	21,809	10,905	10,904
A.M. Peak Hour	1,278	569	709
P.M. Peak Hour	1,941	949	992

TRANSPORTATION IMPACT STUDY REQUIRED?

YES NO

Being well above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact analysis in February, 2025, documenting the trip generation characteristics of the site as well as the proposed access locations with respect to existing driveways and/or streets on the 36th Avenue NW, on Indian Hills Road, and on N. Interstate Drive.. The development will feature five access points along 36th Avenue NW, two along Indian Hills Road, and one along N. Interstate Drive. The proposed connections to the public roadways will afford full access except that the TIA recommends that one of the Indian Hills Road access points allow only the right-in/right-out movements.

Demand exceeds capacity in this area. As such, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Project improvements to 36th Avenue NW. These include:

- Changes to the future phasing of the traffic signal at the 36th Avenue NW intersection with Indian Hills Road
- Construction of an eastbound right-turn lane on Franklin Road at N. Interstate Drive
- Construction of Drives #2, #3, and #4 to provide separate left- and right-turn lanes onto 36th Avenue NW
- Construction of Drive #6 to provide only right-in/right-out access from Indian Hills Road
- Installation of a traffic signal on Indian Hills Road at Drive #7 along with construction of westbound and northbound left-turn lanes

RECOMMENDATION: APPROVAL **DENIAL** **N/A** **STIPULATIONS**

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

In addition, traffic impact fees will need to be collected in accordance with what was previously established in an earlier traffic study at \$194.66 per PM peak hour trip in the J&J Properties traffic impact study. These impact fees were to cover a portion of the costs associated with improvements at the intersections of 36th Avenue NW and Indian Hills Road, 36th Avenue NW and Franklin Road, 48th Avenue NW and Indian Hills Road, and 48th Avenue NW and Franklin Road. The TIA for this development identified 491 PM peak hour trips through the 36th Avenue NW and Indian Hills Road intersection, 612 PM peak hour trips through the 36th Avenue NW and Franklin Road intersection, 98 PM peak hour trips through the 48th Avenue NW and Indian Hills Road intersection, and 106 PM peak hour trips through the 48th Avenue NW and Franklin Road intersection. These proposed trips correlate to \$98,578.06 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$119,131.92 in traffic impact fees for 36th Avenue NW and Franklin Road, \$19,076.68 in traffic impact fees for 48th Avenue NW and Indian Hills Road, and \$20,633.96 in traffic impact fees for 48th Avenue NW and Franklin Road. In total, \$257,420.62 in traffic impact fees for these four intersections along Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.