



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: November 6, 2023

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

PROJECT NAME: Shoppes at Indian Hills

PROJECT TYPE: Commercial

Owner: Shaz Development Group, Inc.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Very low residential development surrounds the proposed site to the northwest and northeast with open space to the southwest and southeast. Some commercial exists on the northeast corner of 12th Avenue NE and Indian Hills Road intersection.

ALLOWABLE ACCESS:

The site proposes four access points located along Indian Hills Road with no direct access to 12th Avenue NE. The locations of the access points Driveway #3-6 does not meet the minimum driveway spacing requirement in the Engineering Design Criteria and may require a variance.

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
12th Avenue NE: 4 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	6,449	3,225	3,224
A.M. Peak Hour	146	91	55
P.M. Peak Hour	592	284	308

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 September, 2023 (Supplement November 6), documenting the trip generation characteristics of the site as well as the proposed access location with respect to existing driveways and/or streets on the Indian Hills Road. The development will feature four access points all along Indian Hills Road. All proposed connections to the public roadway will afford full access.

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 6,449 trips per day, 146 AM peak hour trips, and 592 PM peak hour trips. Future traffic capacities on 12th Avenue NE, and Indian Hills Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.