



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** November 06, 2023

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

**PROJECT NAME:** Indian Hills Market

**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 12<sup>th</sup> Avenue NE and Indian Hills Road intersection.

**ALLOWABLE ACCESS:**

The site proposes two access points located along Indian Hills Road with no direct access to 12<sup>th</sup> Avenue NE. The locations of the access points of all driveways meet requirement with exception to Driveway #2 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  
12<sup>th</sup> 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	4,191	2,096	2,095
A.M. Peak Hour	95	59	36
P.M. Peak Hour	385	185	200

**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 two 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 4,191 trips per day, 95 AM peak hour trips, and 385 PM peak hour trips. Future traffic capacities on 12<sup>th</sup> 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.