



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 01, 2023

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

PROJECT NAME: Brigevue at Carrington **PROJECT TYPE:** PUD
Owner: Raven Investments, LLC
Developer's Engineer: SMC Consulting Engineers, P.C.
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc. (TEC)

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally high and low residential with Farming area to the west. Franklin Road and Indian Hills Road are the main east/west roadways, and 36th Avenue NW and 48th Avenue NW are the main north/south roadways.

ALLOWABLE ACCESS:

The site proposes 16 access points. The access points are located along Franklin Road, Indian Hills Road, 36th Avenue NW, and 48th Avenue NW. The locations of this access point 12 meets the applicable requirements in the Engineering Design Criteria, but 4 (driveway number 1, 2, 3, and 13) would require variance on driveway spacing requirement. On corner clearance requirement 3 out of 4 (driveway number 4, 13, and 14) near corner driveways don't meet requirement and would require a variance.

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

Franklin Road: 2 lanes (existing and future). Speed Limit— 50 mph. Some sight distance problems. No median.
Indian Hills Road: 2 lanes (existing and future). Speed Limit— 50 mph. Some sight distance problems. No median.
36th Avenue N.W.: 2 lanes (existing and future). Speed Limit— 50 mph. Some sight distance problems. No median.
48th Avenue N.W.: 2 lanes (existing and future). Speed Limit— 50 mph. Some 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	16,796	7,464	9,332
A.M. Peak Hour	1219	547	672
P.M. Peak Hour	1599	844	754

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development will access Indian Hills Road with Drive #1, Drive #2, and Drive #3. On 48th Avenue NW the access driveways are Drive #4 to Drive #10. The access driveway on Franklin Road NW is via Moorgate Drive, and Drive #11 to Drive #13. The driveway access from 36th Avenue NW is by Drive #14 and Drive #15. All driveways are currently identified in the traffic impact analysis. Capacity exceeds current demand in this area. As such, off-site improvements are anticipated. Thus, the developer will be required to pay \$101,891.88 in traffic impact fees toward future signalization of the 36th Avenue NW/Franklin Road, 36th Avenue NW/Indian Hills Road, 48th Avenue NW/Indian Hills Road, and 48th Avenue NW/Franklin Road intersections. This fee is required to be paid with the filing of the Final Plat.

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 16,796 trips per day, 1,219 AM peak hour trips, and 1,599 PM peak hour trips. Traffic capacities on Franklin Road, Indian Hills Road, 36th Avenue N.W., and 48th Avenue NW exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Regardless, \$101,891.88 in traffic impact fees will need to be collected with the filing of the Final Plat for future traffic signals on 36th Avenue NW/Franklin Road, 36th Avenue NW/Indian Hills Road, 48th Avenue NW/Indian Hills Road, and 48th Avenue NW/Franklin Road.