



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: July 8, 2024

STAFF REVIEW BY: David Riesland, P.E.
City Transportation Engineer
PROJECT TYPE: Preliminary Plat

PROJECT NAME: Bob Moore Farms North
Owner: Bob Moore Farms, LLC
Developer's Engineer: SRB Engineering
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and open space surround the site to the north, east and west with low density residential and some high density residential to the south..

ALLOWABLE ACCESS:

The site proposes three access points along 36th Avenue SW and no new access points along Main Street. The northernmost access point along 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the City's Engineering Design Criteria (EDC). This request can be supported by staff.

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

36th Avenue SW: 4 lanes (existing)/4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No median.

Main Street: 6 lanes (existing)/6 lanes (future). Speed Limit - 40 mph. No sight distance problems. Raised and landscaped 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	5,612	2,806	2,806
A.M. Peak Hour	310	93	217
P.M. Peak Hour	477	281	196

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

The proposed mixed-use development includes 25,000 square feet of retail space and 642 multi-family residential units. The site is expected to generate approximately 5,612 trips per day, 310 AM peak hour trips, and 477 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways throughout the site. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

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 will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). This request could be supported because the proposed access location is opposite an existing driveway that already exists on the other side of 36th Avenue SW. There are no corner clearance violations, with respect to the EDC requirements, by any of the proposed access points. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.