



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: May 3, 2022

CONDUCTED BY: Jami L. Short, P.E.
City Traffic Engineer

PROJECT NAME: The Villages

PROJECT TYPE: Residential

Owner:

Lennar Homes

Developer's Engineer:

Johnson & Associates

Developer's Traffic Engineer:

Johnson & Associates

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally low to high density residential to the north and west with commercial uses to the south and further west, and institutional uses to the east. Imhoff Road is the main east/west roadway, and Oakhurst Avenue is the main north/south roadway.

ALLOWABLE ACCESS:

The access will be in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Imhoff Road: 3-4 lanes (existing and future). Speed Limit— 35 mph. No distance problems. No median.

Oakhurst Avenue: 2 lanes (existing and future). Speed Limit— 25 mph. No distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development will comply with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	1,038	519	519
A.M. Peak Hour	82	21	61
P.M. Peak Hour	109	69	40

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

The study, as submitted, determined that no immediate improvements were needed based on the project development trip generated traffic volumes. The development is proposed for location along the north side of Imhoff Road and to the west of Oakhurst Avenue.

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 addition will access Oakhurst Avenue with a new entrance street identified as Delphine Drive and will access Imhoff Road to the south from Oakhurst Avenue. One additional emergency access is shown at the end of the cul-de-sac on Delphine Drive connecting to Imhoff Road, but this access will not be open to the public. Capacity exceeds current demand in this area. As such, no off-site improvements are anticipated.