



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: January 9, 2024

STAFF REVIEW BY: David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Hallbrooke

Owner:

Developer's Engineer:

Developer's Traffic Engineer:

PROJECT TYPE: Residential

Hallbrooke Development Group, LLC

SMC

TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Low density residential development surrounds these subsequent phases of the development with some open space to the west as well as very low density residential to the north and east.

ALLOWABLE ACCESS:

The subsequent phases of the development will access Rock Creek Road through an existing street and a proposed but permitted street. All access points meet the applicable requirements in the Engineering Design Criteria.

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

Rock Creek Road: 2 lanes (existing). Speed Limit - 50 mph. No sight distance problems. No median.

24th Avenue NE: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. 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	707	353	354
A.M. Peak Hour	53	13	40
P.M. Peak Hour	71	45	26

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Being below the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact memorandum in January, 2024. The subsequent phases of the development will access Rock Creek Road via one existing street and one proposed but permitted street. The proposed connection 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 707 trips per day, 53 AM peak hour trips, and 71 PM peak hour trips. Traffic capacities on Rock Creek Road and 24th Avenue NE exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.