



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: August 20, 2021

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

PROJECT NAME: Food and Shelter Phase 2 PUD

PROJECT TYPE: Commercial PUD

Owner: Food and Shelter, Inc.
Developer's Engineer: SMC Consulting Engineers
Developer's Traffic Engineer: Traffic Engineering Consultants, Inc.

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally medium density residential to the west and park land surrounding the remaining sides with phase 1 of Food and Shelter to the north. Reed Avenue connects to Main Street to the north.

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)

Reed Avenue: 2 lanes (existing and future). Speed Limit—25 mph. No sight 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	142	71	71
A.M. Peak Hour	17	14	3
P.M. Peak Hour	22	7	15

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this PUD. The development is proposed for location at the northeast corner of the intersection of Reed Avenue and E. Eufaula Street with access to Main Street by Reed Avenue to the north.

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 phase 2 will access Reed Avenue to the west and Main Street to the north via Reed Avenue. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.