



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 1, 2021

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

PROJECT NAME: Destin Landing **PROJECT TYPE:** Residential
Owner: Farzaneh Developmet Group, L.L.L.P.
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 low and very low density residential with some Commercial uses to the west. Cedar Lane Road and Post Oak Road are the main east/west roadways, and 36th Avenue SE 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)

Cedar Lane Road: 2 lanes (existing and future). Speed Limit— 50 mph. Some sight distance problems. No median.

Post Oak Road: 2 lanes (existing and future). Speed Limit— 50 mph. Some sight distance problems. No median.

36th Avenue SE: 2 lanes (existing and future). Speed Limit— 50 mph. Some 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	2,866	1,433	1,433
A.M. Peak Hour	220	55	165
P.M. Peak Hour	292	184	108

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

The Destin Landing Master Plan Traffic Study stipulates that a separate traffic impact analysis is to be submitted with each new Preliminary Plat. The study, as submitted, determined that no immediate improvements were needed based on the project development trip generated traffic volumes. However, the development will push traffic through the intersection of Classen Boulevard/US-77 and Post Oak Road which has been previously identified as a candidate intersection for future signalization as development in the area continues. The development is proposed for location along the south side of Cedar Lane Road and to the west of 36th Avenue SE.

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 Cedar Lane Road with Drive #1, as it is currently identified in the traffic impact analysis and Drive #2 which connects to 36th Avenue SE. Capacity exceeds current demand in this area. As such, no off-site improvements are anticipated. However, the developer will be required to pay \$5,505.29 in traffic impact fees toward future signalization of the Classen Boulevard and Post Oak Road intersection. This fee is required to be paid with the filing of the Final Plat.