



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: March 19, 2024

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

PROJECT NAME: Sooner Kia of Norman PP **PROJECT TYPE:** Commercial
 Owner: Orrklahoma Realty-Norman, LLC
 Developer's Engineer: Grubbs Consulting
 Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and high density residential surrounds the proposed site on N. Interstate Drive with some office and low density residential further west.

ALLOWABLE ACCESS:

The site proposes to reuse two existing access points. The location of these existing access points will afford full access and meet the applicable requirements in the Engineering Design Criteria.

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

N. Interstate Drive: 2 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No 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	404	202	202
A.M. Peak Hour	27	20	7
P.M. Peak Hour	35	14	21

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. No traffic operational issues are 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 access N. Interstate Drive from the west by way of two existing driveways. Both intersections on N. Interstate Drive will continue to provide full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.