CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: June 11, 2026

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

PROJECT NAME: Van Buren Self-Storage Preliminary Plat **PROJECT TYPE:** Commercial

Owner: Landmark Development Group, LLC
Developer's Engineer: Crafton Tull
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
The area near the southwest corner of the intersection of State Highway 9 and 24th Avenue SW is zoned commercial and office with low density residential further to the south. 24th Avenue SW is the main north-south roadway in the area which serves to funnel all site related traffic toward State Highway 9.

ALLOWABLE ACCESS:
The site will contain access points along both Van Buren Street and Fillmore Avenue as well as 24th Avenue SW. All of the streets adjacent to the proposed site are either collectors or local streets. As such, the requirements in the City's Engineering Design Criteria for driveway spacing, etc., are not applicable.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
24th Avenue SW: 2 lanes (existing), Speed Limit - 25 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	103	52	51
A.M. Peak Hour	6	4	2
P.M. Peak Hour	11	5	6

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), a traffic impact memorandum was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development. . This proposed connections to the public roadway will all 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 80,200 square foot self-storage development is proposed for location on the southwest quadrant of the State Highway 9 intersection with 24th Avenue SW. The site will contain access points along both Van Buren Street and Fillmore Avenue as well as 24th Avenue SW and is expected to generate 6 AM peak hour trips, 11 PM peak hour trips, and 103 trips on an average weekday. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

All of the streets adjacent to the proposed site are either collectors or local streets. As such, the requirements in the City's Engineering Design Criteria for driveway spacing, etc., are not applicable. Therefore, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.