



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: December 1, 2021

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

PROJECT NAME: Alameda Garden Center PP

PROJECT TYPE: Commercial

Owner: Saffron Fletcher Sanctuary Gardens & Wellness
Developer's Engineer: Tahir Nasir, NSE Engineering Consultants
Developer's Traffic Engineer: Tahir Nasir, NSE Engineering Consultants

SURROUNDING ENVIRONMENT (Streets, Developments)

The areas surrounding this site are generally commercial to the east, parkland to the north with low density residential to the south and west. Alameda Drive connects to 72nd Avenue SE to the west and Oliphant Avenue to the east. Alameda Street is to the south of the site and connects to Oliphant Avenue to the east and Floyd Avenue to the west and ends in a cul-a-sac further west.

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)

Alameda Drive: 2 lanes (existing and future). Speed Limit—50 mph. No sight distance problems. No median.

Alameda Street: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

The access to Alameda Street does not meet the requirements for driveway spacing in the City's Engineering Design Criteria. The developer has submitted a letter requesting a variance to the Director of Public Works. Staff supports this request for variance.

TRIP GENERATION

	Total	In	Out
Weekday	55	27	28
A.M. Peak Hour	2	1	1
P.M. Peak Hour	6	3	3

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 development. The development is proposed for location on the south side of Alameda Drive approximately 300 feet west of Oliphant Avenue.

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 Alameda Drive to the north of the development and Alameda Street to the south. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.