



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 8, 2023

STAFF REVIEW BY: Awet Frezgi, P.E.
City Traffic Engineer

PROJECT NAME: Sooner Traditions

PROJECT TYPE: Commercial

Owner: Sooner Traditions, LLC
Developer's Engineer: ARC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Restaurant developments surround the Lindsey Street intersection with Berry Road on two corners. The northwest corner is commercial and the northeast corner was office but is not currently occupied. More commercial is located to the west and south. There is a vacant lot to east and residential to the north.

ALLOWABLE ACCESS:

The site proposes two access points. One access point is located along Lindsey Street and the other along Berry Road. The Lindsey Street access is limited to right-in/right-out movements only. The location of these access points meet the applicable requirements in the Engineering Design Criteria.

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

Lindsey Street: 4 lanes (existing). Speed Limit - 30 mph. No sight distance problems. No median.
Berry Road: 2 lanes (existing). Speed Limit - 30 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	450	225	225
A.M. Peak Hour	40	22	18
P.M. Peak Hour	38	23	15

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Being less than half the threshold for when a traffic impact study is normally required, no traffic study was required. However, Traffic Engineering Consultants, Inc., did submit a traffic impact memorandum in August, 2023. The development will feature two access points with one located on Lindsey Street and the other on Berry Road. The proposed connection to Lindsey Street will permit only right-in/right-out access. Meanwhile, the Berry Road access will permit 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 development is expected to generate approximately 450 trips per day, 40 AM peak hour trips, and 38 PM peak hour trips. Traffic capacities on Lindsey Street and Berry Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.