



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/27/2026

REQUESTER: Ken Danner, Subdivision Development Manager
David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: PRELIMINARY PLAT FOR 3400 CLASSEN BOULEVARD, GENERALLY LOCATED 1/4 MILE NORTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (STATE HIGHWAY NO. 77) (Ward 7).

BACKGROUND:

This item is a preliminary plat for 3400 Classen Boulevard generally located 1/4 mile north of Cedar Lane Road on the west side of Classen Boulevard. This property consists of 1.48 acres and one (1) lot.

Planning Commission, at its meeting of December 11, 2025, recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for 3400 Classen Boulevard.

DISCUSSION:

The proposed 2,000 square foot fast-food restaurant development is proposed for this location on the west side of Classen Boulevard (US 77), south of State Highway 9 and north of Cedar Lane Road. The site will contain a single point of access onto Classen Boulevard and is expected to generate 52 AM peak hour trips, 117 PM peak hour trips, and 1,306 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study could have been required. However, since the area in question is largely built out, only a traffic impact memorandum was required and was prepared for the application by Cornerstone Civil Engineering. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Classen Boulevard	5	21,000	1,306	22,306	36,000	58.33	61.96

The proposed development will access Classen Boulevard by way of a single, full access driveway. The proposed access is shown in the approximate center of the site frontage along Classen Boulevard and is located in the best possible location as there is no existing driveway on the east side of Classen Boulevard in proximity to the proposed driveway. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. However, ODOT, as the maintenance provider for Classen Boulevard (US Highway 77) will be required to approve the proposed access location. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are applicable traffic impact fees to be collected in the area. These are associated with the following with traffic impact rates previously determined in the Destin Landing Master Plan Traffic Study:

- \$1,695.72 for improvements to the Classen Boulevard intersection with Cedar Lane Road (assumed 39 PM peak hour trips * \$43.48 per PM peak hour trip = \$1,695.72)
- \$1,474.98 for improvements to the Classen Boulevard intersection with Post Oak Road (assumed 13 PM peak hour trips * \$113.46 per PM peak hour trip = \$1,474.98)
- Total impact fees to be collected with the filing of the Final Plat are \$3,170.70

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants requirements will be reviewed by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers**. A sanitary sewer main will be extended across the plat of Domerica to the north and connect to an existing manhole. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks will be installed adjacent to Classen Boulevard.
5. **Storm Sewers**. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. **Streets**. Classen Boulevard paving is existing.
7. **Water Mains**. An existing 8-inch water main will be replaced with a 12-inch water main in accordance with approved plans and City and State Department of Environmental Quality standards.
8. **Public Dedications**. All easements will be dedicated to the City with final plating. Right-of-way is existing.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for 3400 Classen Boulevard.