



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/24/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN PRELIMINARY PLAT PP-2122-2: FOR DESTIN LANDING ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED SOUTH OF CEDAR LANE ROAD AND ONE-QUARTER MILE WEST OF 36TH AVENUE SE).

BACKGROUND:

This item is a preliminary plat for Destin Landing Addition, a Planned Unit Development that is generally located south of Cedar Lane Road and one-quarter mile west of 36th Avenue S.E. This property consists of 90.68 acres including 36.50 acres of open space/park land. There are 301 single-family residential lots. At the time the PUD, Planned Unit Development, zoning was approved, City Council approved an overall Master Plan. Within the Master Plan included Parks decision, Storm Water Master Plan, Transportation Impacts, Traffic Impact Analysis, Water Distribution Report, Wastewater Collection System and Phase 1A and 1B Utilities Map. This development is a portion of the overall property.

Planning Commission, at its meeting of September 9, 2021, recommended to City Council the approval of the preliminary plat for Destin Landing Addition, a Planned Unit Development.

DISCUSSION:

The proposed 301 single-family residential lots are expected to generate approximately 2,866 trips per day, 220 AM peak hour trips, and 292 PM peak hour trips. The developer submitted a traffic impact analysis documenting the trip generation information for these 301 single family residential lots as well as the projected additional traffic from the planned nearby developments such as the Bellatona and Summit Valley Additions to the north of State Highway 9 along 36th Avenue SE, the St. James Park Addition and the Norman Regional Hospital East development along 24th Avenue SE between Cedar Lane Road and State Highway 9, and a proposed future retail development at the southwest corner of Cedar Lane Road and 24th Avenue SE. The proposed location of the development is along the south side of Cedar Lane Road and along the west side of 36th Avenue SE.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Cedar Lane Rd	2	1,928	1,146	3,074	17,100	11.28	17.98
Post Oak Rd	2	1,605	573	2,178	17,100	9.39	12.74
36 th Ave SE	2	1,147	1,290	2,437	17,100	7.54	14.25

The proposed addition will access Cedar Lane Road with Drive #1, as it is currently identified in the traffic impact analysis, and Drive #2 which connects to 36th Avenue SE. Capacity exceeds current demand in this area. As such, no off-site improvements are anticipated. However, the developer will be required to pay \$5,505.29 in traffic impact fees toward future signalization of the Classen Boulevard and Post Oak Road intersection. The development is also required to pay impact fees toward US 77 at Cedar Lane Road, Cedar Lane Road at 24th Avenue SE, SH-9 at 36th Avenue SE, Post Oak Road at 36th Avenue SE and Cedar Lane Road which includes Cedar Lane Road at 36th Avenue SE totaling \$73,610.08. This fee is required to be paid with the filing of the Final Plat.

PUBLIC IMPROVEMENTS.

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Sanitary Sewers.** Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards. A proposed lift station will be installed north of Cedar Lane Road and west of 36th Avenue S.E. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
3. **Sidewalks.** Sidewalks will be deferred with final platting adjacent to a 36th Avenue S.E. and Cedar Lane Road. The developer will construct sidewalks adjacent to all interior streets including open space properties.
4. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
5. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Street paving will be deferred for Cedar Lane Road and 36th Avenue S.E.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12" water main west of this property. The developer will extend a 16" water main adjacent to Cedar Lane Road to the entry of the development. A 16" water main will be installed adjacent to 36th Avenue S.E. at the entry of the development.

7. **Trails**. Trail systems are shown on the preliminary plat. This meets the requirements of the Master Plan as approved by City Council.

PUBLIC DEDICATIONS.

1. **Rights-of-Way and Easements**. All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATIONS:

Staff recommends approval of the revised preliminary plat for Turtle Crossing Addition.