



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/11/2023

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 PRELIMINARY PLAT PP-2223-7: FOR THE DOMERICA ADDITION (GENERALLY LOCATED AT 3360 SOUTH CLASSEN BOULEVARD (APPROXIMATELY ONE-HALF MILE SOUTH OF STATE HIGHWAY NO. 9 ON THE WEST SIDE OF CLASSEN BOULEVARD)).

BACKGROUND:

This item is a preliminary plat of Domerica Addition and located at 3360 South Classen Boulevard (approximately one-half mile south of State Highway No. 9 on the west side of Classen Boulevard. The owner is proposing commercial retail including a restaurant on 2.09 acres and one (1) lot. The engineer/surveyor for the developer has provided cross access easements to the north and to the south of this property to provide internal access for future development as specified with Resolution No. R-0506-140. This will allow the properties to the north and south of this property to have a safe internal connection within this property to Classen Boulevard. No additional direct access to Classen Boulevard will be allowed with future development

City Council, at its meeting of November 27, 2007, adopted Ordinance No. O-0708-14 placing this property in the C-2, General Commercial District. Planning Commission, at its meeting of June 8, 2023, recommended approval of the preliminary plat for Domerica Addition.

DISCUSSION:

The proposed 13,976 square foot commercial plaza in this Addition is expected to generate approximately 819 trips per day, 36 AM peak hour trips, and 99 PM peak hour trips. The development is proposed for location on the west side of Classen Boulevard opposite the South Lake Boulevard approach to Classen Boulevard. Obviously being virtually at the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is required to submit a traffic impact analysis with this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

SEE TABLE 1

The proposed development will access Classen Boulevard from the west by the proposed access drive located opposite to South Lake Boulevard. The proposed driveway on Classen Boulevard will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

While no negative traffic impacts are anticipated, an assessment of impact fees was previously established with the South Lake Development Traffic Study at \$163.74 per PM peak hour trip for a series of future traffic signals on Classen Boulevard between State Highway 9 and Cedar Lane Road. As a result, \$16,210.26 ($163.74 \times 99 = 16,210.26$) in traffic impact fees will need to be collected with the filing of the Final Plat.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrant.** Fire hydrant is existing.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewer.** Sanitary sewer is existing.
4. **Sidewalk.** A sidewalk will be constructed in accordance with approved plans and City standards.
5. **Storm Sewers.** Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. **Street.** Classen Boulevard is existing.
7. **Water Main.** Water main is existing.

PUBLIC DEDICATIONS.

1. **Easements.** All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way.** Required right-of-way will be dedicated with the final plat.

RECOMMENDATIONS:

Staff recommends approval of the preliminary plat for Domerica Addition.