



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/23/2026

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

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16: PRELIMINARY PLAT FOR BELLATONA ADDITION, GENERALLY LOCATED BETWEEN STATE HIGHWAY 9 AND EAST LINDSEY STREET EAST OF 36TH AVENUE S.E. (WARD 5)

BACKGROUND:

This item is a preliminary plat for Bellatona Addition, generally located between State Highway No. 9 and East Lindsey Street east of 36th Avenue S.E. This property consists of 104.49 acres and 403 single-family lots.

The Norman Board of Parks Commissioners, at its meeting of August 7, 2003, recommended park land. The developer submitted deeds to the Department of Parks and Recreation for park land fulfilling requirements for Summit Valley and Bellatona Additions. It was discovered a portion of the property for park land was relocated to serve as a better location for the park land. However, with the relocation, some of the proposed residential single-family lots were still zoned as Park Land. As a result, the developer has submitted a request to rezone this area from Park Land District to R-1, Single-Family Dwelling District. This is the only change in the preliminary plat.

Planning Commission, at its meeting of May 14, 2026, recommended to City Council placing a portion of this property in the R-1, Single-Family Dwelling District and removing it from the Park Land District. In addition, Planning Commission recommended approval of the preliminary plat for Bellatona Addition.

DISCUSSION:

The proposed 403 single-family lots in the proposed development is to be located between State Highway 9 and Lindsey Street and east of 36th Avenue S.E. The site will establish the connection north to Lindsey Street and is expected to generate 291 AM peak hour trips, 368 PM peak hour trips, and 3,778 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 was prepared for the application by Traffic Engineering Consultants, Inc. 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)
36 th Avenue SE	4	2,000	2,518	4,518	34,200	5.85	13.21
State Highway 9	4	20,000	2,518	22,518	80,000	25.00	28.15
Lindsey Street	2	2,000	1,260	3,260	17,100	11.70	19.06

The proposed development will access 36th Avenue SE and State Highway 9 through existing access and Lindsey Street by way of a single, full-access roadway. The site meets all the requirements in the City's Engineering Design Criteria related to driveway spacing and distances from public street intersections. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to filing of final plats.
3. **Sanitary Sewers**. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. An existing lift station and off-peak holding area will be utilized. The property owner's association is responsible for maintenance cost of the lift station until such time it is no longer needed.
4. **Sidewalks**. Sidewalks will be installed on each lot prior to occupancy. Sidewalks will be installed adjacent to common areas.
5. **Storm Sewers**. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately maintained detention facilities located throughout the property. A mandatory property owners association has been established.
6. **Streets**. Streets will be constructed in accordance with approved plans and City paving standards. Traffic calming devices will be utilized as per the review by the Traffic Division of the Public Works Department.
7. **Water Mains**. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be constructed adjacent to East Lindsey Street.
8. **Public Dedications**. All right-of-way and easements will be dedicated to the City with final platting.
9. **WQPZ (WATER QUALITY PROTECTION ZONE)**. This property contains the Water Quality Protection Zone. However, there are no proposed residential lots within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Bellatona Addition.