



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 07/27/2021

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR PINE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT CONSISTING OF 79.43 ACRES, LOCATED ONE QUARTER MILE EAST OF PORTER AVENUE ON THE NORTH SIDE OF EAST TECUMSEH ROAD.

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### **BACKGROUND:**

This item is a preliminary plat for Pine Creek Addition, a Planned Unit Development and is generally located one-quarter mile east of Porter Avenue on the north side of East Tecumseh Road. The preliminary plat consists of 79.43 acres. The owners are proposing 96 single-family residential lots and 49.75 acres of open space.

The Norman Board of Parks Commissioners, at its meeting of June 3, 2021, recommended private park land for Pine Creek Addition.

Planning Commission, at its meeting of June 10, 2021, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District. In addition, Planning Commission recommended to City Council the approval of the preliminary plat for Pine Creek Addition, a Planned Unit Development.

### **DISCUSSION:**

The proposed Preliminary Plat for Pine Creek Addition will involve the development of ninety-six (96) single family residential homes on the north side of Tecumseh Road between Porter Avenue and 12<sup>th</sup> Avenue NE. As such, this Preliminary Plat is expected to generate 1,001 additional trips per day, 73 additional AM peak hour trips, and 98 additional PM peak hour trips. As such, the trip generation potential for this development is below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Tecumseh Rd	4	10,100	1,001	11,101	34,200	29.53	32.46

The addition will be served by a public street connection, Yellowstone Drive, to Tecumseh Road. This connection will be approximately 1,500 feet west of the Prescott Drive/Montoro Ridge Drive intersection with Tecumseh Road and approximately 2,000 feet east of the Porter Avenue intersection with Tecumseh Road. Finally, the traffic impact analysis provided addressed the need for left-turn storage on eastbound Tecumseh Road for drivers wishing to turn onto Yellowstone Drive finding that a left-turn lane on eastbound Tecumseh Road to turn north onto Yellowstone Drive is warranted by the anticipated PM peak hour traffic volumes at site build out. Plans should be developed for the construction of this turn lane.

Public improvements for this property consist of the following:

1. Fencing and Screening. Fencing and screening will be required adjacent to Tecumseh Road for the residential lots backing up to these principal arterial streets.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An 8-inch off-the-plat sanitary sewer main will be constructed to connect to Lift Station "D".
5. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Tecumseh Road is existing, however through a traffic impact analysis a left turn lane will be required with final platting. It will require ODOT approval.
8. Water Mains. Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road.

9. Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.
10. Water Quality Protection Zone. This property contains WQPZ. An engineering solution is proposed to address the WQPZ. With final platting, the owners will submit covenants for the purpose of protecting the WQPZ.
11. Flood Plain. The property contains flood plain, however, there are no proposed structures located in the flood plain.

**RECOMMENDATION:**

Based upon the above information, Staff recommends approval of the preliminary plat for Pine Creek Addition, a Planned Unit Development.