



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/22/2023

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 A PRELIMINARY PLAT PP-2223-8: FOR SIMPLE STORAGE ADDITION (GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE SE AND IMHOFF ROAD).

BACKGROUND:

This item is a preliminary plat for Simple Storage Addition and is generally located near the northeast corner of the intersection of 24th Avenue S.E, and Imhoff Road. The preliminary plat consists of 9.85 acres and two (2) commercial lots.

Planning Commission, at its meeting of July 13, 2023 recommended approval of the preliminary plat for Simple Storage Addition.

DISCUSSION:

The proposed commercial and general light industrial mixed used development in this Addition is expected to generate approximately 976 trips per day, 147 AM peak hour trips, and 220 PM peak hour trips. The development is proposed for location on the northeast corner of the 24th Avenue SE intersection with Imhoff Road. Being just above 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 Blew & Associates, PA submitted traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	PROJECT ED TRAFFIC (Veh/day)	BACKGR OUND TRAFFIC (Veh/day)	TOTAL PROJECT ED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
24 th Ave SE	4	754	10,387	11,141	34,200	30.37	32.58
Imhoff Rd	2	222	1,000	1,222	17,100	5.85	7.15

The proposed development will access 24th Avenue SE from the east by one proposed, full access drive. This access does not meet the driveway spacing requirements in the City's Engineering Design Criteria resulting in the need for the developer to Request a Variance with regard to this access point. The proposed development will also access Imhoff Road from the north by one proposed, full access driveway. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. **Drainage**. 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 facilities.
3. **Sanitary Sewers**. Public sanitary sewer mains are existing.
4. **Sidewalks**. Sidewalks will be constructed adjacent to Imhoff Road. There is an existing sidewalk adjacent to 24th Avenue S.E.
5. **Streets**. Imhoff Road and 24th Avenue S.E. street paving is existing.
6. **Water Mains**. Existing water mains are adjacent to 24th Avenue S.E. and Imhoff Road.
7. **Public Dedications**. All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based upon the above information, staff recommends approval of the preliminary plat for Simple Storage Addition.