



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-2324-2: FOR RED SKY RANCH ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED 1,600 FEET SOUTH OF EAST FRANKLIN ROAD ON THE WEST SIDE OF 48TH AVENUE NW).

BACKGROUND:

This item is a revised preliminary plat for Red Sky Ranch Addition, a Planned Unit Development and is generally located 1,600-feet south of East Franklin Road on the west side of 48th Avenue N.W. The revision consists of a larger development. Previously three (3) lots on 19.46 acres were proposed. This revised preliminary plat consists of 26.23 acres. Each tract is 1.47 acres or greater. There are ten (10) proposed single-family residential lots. All of the residential lots will take access from the interior street Red Sky Ranch Drive.

Planning Commission, at its meeting of July 13, 2023, recommended 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 revised preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.

DISCUSSION:

The proposed 10 single family dwelling units in this Addition is expected to generate approximately 94 trips per day, 7 AM peak hour trips, and 9 PM peak hour trips. The development is proposed for location on the west side of 48th Avenue NW south of Franklin Road. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

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)
48 th Avenue NW	2	3,387	94	3,481	17,100	19.81	20.36

The proposed development will access 48th Avenue NW from the west by the proposed public street intersection (Red Sky Ranch Drive). This proposed intersection on 48th Avenue NW will be designed for full access. Each of the residential lots have frontage along Red Sky Ranch Drive and should take access from this new, local street. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

PUBLIC IMPROVEMENTS:

1. **Fire Protection.** Fire protection will be provided by the Norman Fire Department.
2. **Sanitary Sewers.** Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. **Drainage.** A detention facility is proposed to control storm water runoff. An easement covering the detention pond will be required with final platting.
4. **Sidewalks.** Sidewalks are required adjacent to 48th Avenue N.W. based on the fact 48th Avenue N.W. is designated as an urban street. Staff will recommend deferral with final platting. Sidewalks are not required adjacent to the interior street Red Sky Ranch Drive based on the fact it is classified as a rural street.
5. **Street.** Forty-eighth Avenue N.W. is designated as a Minor Urban Arterial Street by the CTP (Comprehensive Transportation Plan). As a result, street improvements will be required. Staff will recommend deferral of 48th Avenue N.W. paving improvements with the final plat. The interior street will be constructed as a rural public street.
6. **Water.** Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS.

1. **Rights-of Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.
2. **Flood Plain.** Lots 6 through 10 contains Flood Plain however there is sufficient area to construct the structure, private sanitary system and water well outside of the Flood Plain.

RECOMMENDATIONS:

Staff recommends approval of the revised preliminary plat for Red Sky Ranch Addition, a Planned Unit Development.