



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 01/24/2023

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

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

**TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-4 PRELIMINARY PLAT FOR THE VERVE NORMAN ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED ON THE WEST SIDE OF CLASSEN BOULEVARD AND NORTH OF CONSTITUTION STREET).

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### **BACKGROUND:**

This item is a preliminary plat for The Verve Norman Addition, a Planned Unit Development and is generally located on the west side of Classen Boulevard and north of Constitution Street. The preliminary plat consists of 9.66 acres and one (1) lot. A student housing project is proposed for the property with amenities located in the open space areas. Two existing large structures will be removed from the site.

The Flood Plain Permit Committee, at its meeting on November 7, 2022, conditionally approved Flood Plain Permit No. 665 for this project since the proposed development would be partially located in the Bishop Creek regulatory floodplain.

The Norman Board of Parks Commissioners, at its meeting of December 1, 2022, recommended fee in lieu of park land dedication for The Verve Norman Addition, a Planned Unit Development.

Planning Commission, at its meeting of December 8, 2022, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to High Density Residential Designation and the adoption of Ordinance No. O-2223-17, placing this property in the Planned Unit Development. In addition, at its same meeting, Planning Commission recommended approval of the preliminary plat for The Verve Norman Addition, a Planned Unit Development.

### **DISCUSSION:**

The site plan for the proposed The Verve Norman Addition involves the development of 430 apartment units with a total of 665 beds and is expected to generate approximately 2,475 trips per day, 106 AM peak hour trips, and 194 PM peak hour trips. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this apartment building as well as any issues concerning site access along Classen Boulevard. The

location of this project is located west side of Classen Boulevard and north of Constitution Street.

STREET	NO. OF LANES	PROJECTED TRAFFIC (Veh/day)	BACKGROUND TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Classen Blvd.	3-4	2,475	13,185	15,660	25,650	51.40	61.05

The proposed addition will access Classen Boulevard between 12<sup>th</sup> Avenue SE to the southeast and Lindsey Street to the north. A left turn warrant analysis was performed for the northbound direction and was found to meet for the projected 2025 PM peak hour volumes. The existing roadway is wide enough to accommodate the addition of the northbound left turn bays, and therefore restriping of the pavement would be the only offsite improvement required. Staff has asked the traffic engineer on the project to consider some lane modifications to accommodate the desired northbound left-turn lanes into the site without a loss of an existing northbound through lane on Classen Boulevard. The result of this request should be of negligible impact to the developer since the request and the original proposal each involve only restriping of existing Classen Boulevard.

The applicant proposed changes to the Bishop Creek floodplain that would change the width of the floodplain by greater than ten percent and thus, requires Council approval. The applicant supplied with their floodplain permit application a hydrologic study of the area demonstrating minimal impact on the Bishop Creek floodplain as a result of this development. In addition, if approved, As-Built drawings of the compensatory storage area proposed by the developer to meet the requirements of the City's Flood Hazard Mitigation statute and a Letter of Map Revision (LOMR) will be required to be obtained by the applicant from FEMA for this section of Bishop Creek.

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 underground detention facility.
3. **Sanitary Sewers**. Public sanitary sewer mains are existing.
4. **Sidewalks**. Sidewalks will be constructed adjacent to Classen Boulevard.
5. **Streets**. Proposed curb and gutter and restriping will be added to Classen Boulevard street improvements.
6. **Water Mains**. Existing water mains are located adjacent to Classen Boulevard. Additional water mains will be installed to serve fire hydrants in accordance with approved plans and City and Department of Environmental Quality standards.

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 the Flood Plain Permit Committee recommends approval of Flood Plain Permit No. 665. Staff further recommends approval of the preliminary plat for The Verve Norman Addition, a Planned Unit Development subject to approval of Ordinance No. O-2223-17.