



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/23/25

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-2526-3:
A PRELIMINARY PLAT FOR NORTH FLOOD BUSINESS PARK ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE NORTH OF TECUMSEH ROAD ON THE EAST SIDE OF FLOOD AVENUE.

BACKGROUND:

This item is a preliminary plat for North Flood Business Park Addition, a Simple Planned Unit Development generally located $\frac{1}{4}$ mile north of Tecumseh Road on the east side of Flood Avenue. This property consists of 3.65 acres and one (1) lot and several businesses.

Planning Commission, at its meeting of August 14, 2025, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from I-2, Heavy Industrial District and A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for North Flood Business Park Addition, a Simple Planned Unit Development.

DISCUSSION:

The proposed business park development is proposed to be constructed on a small tract of land to the southeast of the 24th Avenue NW intersection with Flood Avenue. The proposed application will develop approximately 24,500 square feet of business park space. This development will be located south of 24th Avenue NW and east of Flood Avenue. Access will be provided by a connection to 24th Avenue NW east of the Flood Avenue intersection. The site is expected to generate 33 AM peak hour trips, 30 PM peak hour trips, and 305 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic study is not normally required. However, due to recent concerns expressed for the area, a traffic impact study was requested and 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)
Flood Avenue	5	30,000	290	30,290	36,000	83.33	84.14
24 th Avenue NW	2	800	305	1,105	17,100	4.68	6.46

The proposed development will take access to/from 24th Avenue NW east of Flood Avenue. 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 the final plat.
3. **Sanitary Sewers.** A sanitary sewer main will be installed to serve the proposed lot in accordance with approved plans and City and Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be installed adjacent to the proposed cul-de-sac.
5. **Storm Sewers.** There are existing drainage areas that will be improved and a new detention/retention pond installed to handle the stormwater runoff that will be generated by the new buildings and pavement in accordance with approved plans and city standards. Since this site is in the Lake Thunderbird watershed, dedicated Water Quality Protection Zone is required. Two (2) bioretention ponds will be installed for removal of pollutants and improve water quality in accordance with the WQPZ ordinance.
6. **Streets.** 24th Court N.W. will be constructed to City paving standards.
7. **Water Mains.** There is an existing 12" water main located adjacent to the proposed cul-de-sac. Interior water line will be installed to serve fire hydrants.
8. **Public Dedications.** All easements will be dedicated to the City with final platting. Right-of-way is existing.
9. **WQPZ.** There is Water Quality Protection Zone on the property. Covenants will be required with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for North Flood Business Park Addition, a Simple Planned Unit Development.