



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-2526-4: PRELIMINARY PLAT FOR ST. JAMES CENTRE SECTION 2, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CEDAR LANE ROAD AND 24TH AVENUE S.E.

BACKGROUND:

This item is a preliminary plat for St. James Centre Section 2, located at the southwest corner of the intersection of Cedar Lane Road and 24th Avenue S.W. This property consists of 5.77 acres and four (4) lots. The owner/developer proposes retail within the property.

Planning Commission, at its meeting of August 14, 2025, recommended to City Council the approval of the preliminary plat for St. James Centre Section 2.

DISCUSSION:

The proposed commercial development is proposed to contain 19,200 square feet of commercial space. This development will be located south of Cedar Lane Road and west of 24th Avenue SE with access provided by two, new full-access driveway connections—one to 24th Avenue SE and the other to Cedar Lane Road. The site is expected to generate 44 AM peak hour trips, 124 PM peak hour trips, and 1,040 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic study 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)
Cedar Lane Road	4	4,700	572	5,272	34,200	13.74	15.42
24 th Avenue SE	2	4,000	468	4,468	17,100	23.39	26.12

The proposed development will take access to/from two new full-access public street intersections, Lyric Street and 24th Avenue SE, north of Cedar Lane Road. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are a number of traffic impact fees to be paid with the filing of the Final Plat for improvements in the area that were originally identified in the Destin Landing Traffic Study. In total, these traffic impact fees total \$6,644.99. These fees will increase once the developer provides a construction cost estimate for the preferred alternate at one key intersection adjacent to the site. These fees are broken down to improvements at the following:

1. \$2,068 for improvements at the US 77 intersection with Cedar Lane Road
2. \$1,023.41 for improvements at the US 77 intersection with Post Oak Road
3. \$1,292.26 for improvements at the SH 9 intersection with 36th Avenue SE
4. \$2,261.32 for improvements to Cedar Lane Road east of Black Locust Court
5. Traffic impact fees will need to be calculated for the intersection of Cedar Lane Road with 24th Avenue SE once the developer provides a construction cost estimate for the preferred alternative at this intersection.

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 reviewed by the Norman Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers.** Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks.** There are existing sidewalks adjacent to Cedar Land Road. The developer will construct sidewalks adjacent to a portion of 24th Avenue S.E.
5. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. The internal storm sewers will be privately maintained. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. **Streets.** Cedar Lane Road is existing. A portion of 24th Avenue S.E. has been constructed. The remainder of 24th Avenue S.E. will be constructed with final platting.

7. **Water Mains.** There are existing twelve-inch (12") water mains adjacent to Cedar Lane Road and 24th Avenue S.E.
8. **Public Dedications.** All easements will be dedicated to the City with final platting. Right-of-way is existing.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for St. James Centre Section 2.