



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/24/26

REQUESTER: Ken Danner, Subdivision Development Manager
David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-13: PRELIMINARY PLAT FOR NORMAN A24 ADDITION, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ALAMEDA STREET AND 24TH AVENUE N.E. (WARD 6)

BACKGROUND:

This item is a preliminary plat for Norman A-24 located at the northeast corner of the intersection of Alameda Street and 24th Avenue N.E. This property consists of 8.57 acres and one (1) lot for residential development and 1.40 acres and one (1) lot for commercial development. The remaining 1.62 acres is dedicated right-of-way.

The Norman Board of Parks Commissioners recommended fee in lieu of park land at their meeting of January 5, 2026. Planning Commission, at its meeting of January 8, 2026, recommended to City Council placing a portion of this property in the RM-6, Medium-Density Apartment District and removing it from C-2, General Commercial District and R-1, Single-Family Dwelling District. In addition, Planning Commission recommended approval of the preliminary plat for Norman A24 Addition.

DISCUSSION:

The proposed mixed use development is proposed to include 10,500 square feet of retail space, 30 residential duplex units, and one single-family residential lot. The development is to be located at the northeast corner of the intersection of Alameda Street and 24th Avenue N.E. in Norman. The site will contain a single point of access onto Alameda Street and two points of access onto 24th Avenue N.E. All connections to the public streets will allow full access. The proposed development is expected to generate 55 AM peak hour trips, 104 PM peak hour trips, and 1,013 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 impact study could have been required. However, since the area in question is largely built-out, only a traffic impact

memorandum was required 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)
Alameda Street	5	9,000	500	9,500	36,000	25.00	26.39
24 th Avenue East	4	12,000	513	12,513	34,200	35.09	36.59

The proposed development will access Alameda Street by way of a single, full access driveway. The location of this access, as proposed, meets all the requirements in the City’s Engineering Design Criteria (EDC) for driveway spacing and location with respect to existing streets. The development will also access 24th Avenue N.E. by way of a single, full-access driveway. The location of this access, as proposed, will also meet all the requirements in the City’s EDC. The developer will be required to restripe portions of Alameda Street and 24th Avenue NE to accommodate movements into these various driveways. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants requirements will be reviewed by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to filing of a final plat.
3. **Sanitary Sewers**. The sanitary sewer will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks are existing adjacent to Alameda Street and 24th Avenue N.E.
5. **Storm Sewers**. 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 facility and released into the railroad right-of-way.
6. **Streets**. Alameda Street and 24th Avenue N.E. are existing and classified as urban arterial streets.
7. **Water Mains**. Water mains are existing adjacent to Alameda Street and 24th Avenue N.E. There is an interior private water system for fire protection that will serve the proposed duplexes/apartments.
8. **Public Dedications**. All easements and rights-of-way will be dedicated to the City with final platting.
9. **WQPZ**. There is Water Quality Protection Zone within the property. The plan is retain it as open space. Covenants will be required with final platting.

RECOMMENDATION:

Based on the above information, staff recommends approval of the preliminary plat for Norman A24 Addition.