



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/28/2023

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-2324-6 PRELIMINARY PLAT FOR MONTE VISTA ESTATES ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST TECUMSEH ROAD AND 24TH AVENUE N.E.)

BACKGROUND:

This item is a preliminary plat for Monte Vista Estates Addition, a Planned Unit Development located at the southwest corner of the intersection of East Tecumseh Road and 24th Avenue N.E. This property consists of 79.40 acres with 83 single-family residential lots and 13.01 acres of open space. The Norman Board of Parks Commissioners, at its meeting of October 5, 2023, recommended fee in lieu of park land for Monte Vista Addition, a Planned Unit Development. Planning Commission, at its meeting of October 12, 2023, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation and approval of Ordinance No. O-2324-16 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Monte Vista Estates Addition, a Planned Unit Development.

DISCUSSION:

The proposed development, which includes 91 single-family residential lots is expected to generate approximately 886 trips per day, 66 AM peak hour trips, and 88 PM peak hour trips. Because traffic projections are below 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 addition as well as a discussion regarding the proposed driveway relative to existing streets and/or driveways along E, Tecumseh Road. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
24 th Avenue NE	2	3,515	886*	4,401	17,100	20.56	25.74
Tecumseh Road	2	1,754	44*	1,798	17,100	10.26	10.51

*Single-family housing trip distribution driveway split is 5% on 24th Avenue NE and 100% on Tecumseh Road

The proposed development will have two access points, the single-family development would have two full-access public street connection on Tecumseh Road. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

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.
2. **Drainage.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities.
3. **Sanitary Sewers.** Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. **Sidewalks.** Sidewalks will be installed adjacent to Tecumseh Road and 24th Avenue N.E. It is the intent of the developer to install interior sidewalks adjacent to the private streets.
5. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards as residential estates streets without curb and gutter. However, the interior streets will be privately maintained by POA/HOA. This is a proposed gated development. Tecumseh Road and 24th Avenue N.E. will be constructed as minor urban arterial streets. Staff may recommend deferral of these street improvements with final platting.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road and 24th Avenue N.E.
7. **WQPZ.** There is WQPZ, Water Quality Protection Zone within the property. With final platting of the WQPZ area a drainage easement and covenants will be required to protect the area.

8. **Public Dedications**. All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based upon the above information, staff recommends approval of the preliminary plat for Monte Vista Estates Addition, a Planned Unit Development.