



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/25/25

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-2425-7 PRELIMINARY PLAT FOR NORMAN GROUNDWATER FACILITY LOCATED AT 4020 EAST TECUMSEH ROAD (APPROXIMATELY ONE-HALF MILE EAST OF 36TH AVENUE N.E. ON THE SOUTH SIDE OF EAST TECUMSEH ROAD).

BACKGROUND:

This item is a preliminary plat for Norman Groundwater Facility and is located at 4020 East Tecumseh Road. This property consists of 28.27 acres and 1 lot.

Planning Commission, at its meeting of February 13, 2025, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from the Very Low Residential Designation to Institutional Designation and removing this property from the RE, Residential Estates Dwelling District and placing this property in the RE, Residential Estates Dwelling District with Special Use for Municipal Use. In addition, Planning Commission, on February 13, 2025, recommended to City Council that the preliminary plat for Norman Groundwater Facility be approved.

DISCUSSION:

The proposed process building for Norman Groundwater is be located on the south side of Tecumseh Road between 36th and 48th Avenues NE. The site will contain a single point of access onto Tecumseh Road and is expected to generate minimal numbers of additional trips likely 10 or fewer peak hour trips and less than 100 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), the trips to be generated were approximately by Staff. 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)
Tecumseh Road	2	1,700*	100	1,800	17,100	9.94	10.53

* Estimated AADT

The proposed development will access Tecumseh Road from the south near the mid-mile between 36th and 48th Avenues NE. This access point will be designed for full access. 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 reviewed by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers.** A private sewage system will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. **Trail.** A trail will be required adjacent to Tecumseh Road. Staff may recommend deferral of the trail adjacent to Tecumseh Road with final platting.
5. **Storm Sewers.** This property will utilize detention facilities to convey storm water runoff.
6. **Streets.** Tecumseh Road will be constructed as an arterial street. Staff may recommend deferral with final platting.
7. **Water Mains.** There is an existing water main adjacent to Tecumseh Road.
8. **Public Dedications.** All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Norman Groundwater Facility.