



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 10/26/2021

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR FOOD AND SHELTER, PHASE 2 ADDITION. (GENERALLY LOCATED 717 FEET SOUTH OF EAST MAIN STREET ON THE EAST SIDE OF REED AVENUE)

### BACKGROUND:

This item is a revised preliminary plat for Food and Shelter Phase 2 Addition, a Simple Planned Unit Development (SPUD) and is generally located 717 feet south of East Main Street on the east side of Reed Avenue. The property consists of approximately 1.07 acres and one (1) lot including an existing detention facility. This phase is planned for food pantry and offices.

Planning Commission at its meeting of September 9, 2021, recommended to City Council approve Ordinance No. O-2122-14, placing this property in the SPUD, Simple Planned Unit Development. In addition, Planning Commission recommended to City Council that the revised preliminary plat for the Food and Shelter Phase 2 Addition, a SPUD, be approved.

### DISCUSSION:

The proposed 8,800 square foot food bank facility in this Planned Unit Development (PUD) is expected to generate approximately 142 trips per day, 17 AM peak hour trips, and 22 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this PUD. The development is proposed for location at the northeast corner of Reed Avenue and Eufaula Street just south of the phase 1 location.

STREET	NO. OF LANES	PROPOSED DEVELOPMENT (Veh/day)	EXISTING TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Reed Avenue	2	142	1,000 (Est.)	1,142	17,100	5.85	6.68

Access to the proposed development will access Reed Avenue north of Eufaula Street. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fire Hydrants:** Fire hydrants are existing.
2. **Sanitary Sewer:** Sanitary sewer is existing.
3. **Sidewalks:** Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Sidewalks will connect with the existing sidewalks located north of this phase.
4. **Storm Water:** Storm water will be conveyed to an existing detention facility.
5. **Streets:** Reed Avenue is existing.
6. **Water:** Water mains are existing.
7. **Public Dedications:** All rights-of-way and easements will be dedicated to the City with final platting.

**RECOMMENDATION:**

Based on the above information, staff recommends approval of the revised preliminary plat for the Food and Shelter Phase 2 Addition, a Simple Planned Unit Development.