



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 THE SIENA SPRINGS ADDITION, SECTION 2. (GENERALLY LOCATED APPROXIMATELY ONE QUARTER MILE WEST OF 36TH AVENUE. SE AND ONE QUARTER MILE NORTH OF EAST LINDSEY STREET)

BACKGROUND:

This item is a preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development and is generally located approximately one quarter of a mile west of 36th Avenue S. E. and a quarter of a mile north of East Lindsey Street. This property consists of 35.29 acres and 81 single-family residential lots.

The Norman Board of Parks Commissioners, at its meeting of December 2, 2004, recommended private park be utilized for Siena Springs Addition, a Planned Unit Development.

Planning Commission, at its meeting of September 9, 2021, recommended to City Council that the PUD created with Ordinance No. O-0607-9 be amended with Ordinance No. O-2122-13. In addition, Planning Commission recommended to City Council the approval of the preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development.

DISCUSSION:

The proposed 81 single-family residential lots in Section 2 of this Addition are expected to generate approximately 765 trips per day, 60 AM peak hour trips, and 80 PM peak hour trips. A traffic impact analysis was submitted documenting the trip generation information for these 81 single family residential lots as well as projected traffic from the planned nearby developments. The proposed location of the development is along the north side of Lindsey Street approximately three-quarters of a mile east of 24th Avenue SE and north and northwest of Section 1 of the Addition.

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)
Lindsey Street	2	4,784	413	5,197	17,100	27.98	30.39
24 th Avenue SE	4	12,981	352	13,333	34,200	37.96	38.99

The proposed addition will access Siena Springs Drive, which connects to Lindsey Street, as well as Kingswood Drive near the northwest corner of Section 2 of the Addition. Kingswood Drive provides access to 24th Avenue SE by way of Meadowood Boulevard. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. However, the developer is required to pay \$2,832.57 in traffic impact fees toward future signalization of the 24th Avenue SE and Meadowood Boulevard intersection. This fee was identified in the original traffic impact study for Summit Lakes.

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 mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to an existing privately-maintained detention facility.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water Main. Water mains will be installed in accordance with approved plans and City and Department of State Environmental Quality standards. There is an existing looped water line that connects with Summit Lakes, Section 6.
8. Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATION:

Based upon the above information, Staff recommends approval of the preliminary plat for Siena Springs Addition, Section 2, a Planned Unit Development subject to the approval of Ordinance O-2122-13 revising the PUD for Siena Springs.