



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/25/26

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-2627-1: PRELIMINARY PLAT FOR VAN BUREN SELF-STORAGE, GENERALLY LOCATED SOUTH AND WEST OF THE INTERSECTION OF 24TH AVENUE S.W. AND VAN BUREN STREET (WARD 2).

BACKGROUND:

This item is a preliminary plat for Van Buren Self-storage generally located south and west of the intersection of 24th Avenue S.W. and Van Buren Street. This property consists of 15.93 acres and six (6) lot. The proposal is self-storage facility, commercial and office uses.

Planning Commission, at its meeting of July 9, 2026, on a vote of 5-0, recommended to City Council approval of placing a portion of this property in C-2, General Commercial District with Special Use for a Mini-Warehouse. In addition, Planning Commission, at its meeting of July 9, 2026, on a vote of 5-0, recommended to City Council approval of the preliminary plat for Van Buren Self-storage Addition.

DISCUSSION:

The proposed mixed-use development consisting of two climate controlled self-storage buildings, a hotel, a free-standing emergency room, eight office buildings, and a bank with drive through is proposed for location on the southwest quadrant of the State Highway 9 intersection with 24th Avenue SW. The site will contain access points along both Van Buren Street and Fillmore Avenue as well as 24th Avenue SW and is expected to generate 123 AM peak hour trips, 196 PM peak hour trips, and 1,462 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 likely wouldn't have provided any new information. As such, a traffic impact memorandum 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)
24th Ave SW	2	2,000 ¹	1,462	4,462	17,100	11.70	26.09

¹ Estimated

All streets adjacent to the proposed site are either collectors or local streets. As such, the requirements in the City's Engineering Design Criteria for driveway spacing, etc., are not applicable. Therefore, 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 hydrant requirements 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**. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks will be installed adjacent to 24th Avenue S.W., Van Buren Street and Filmore Avenue.
5. **Storm Sewers**. Based on the fact this property is adjacent to the South Canadian River and there are no other properties under separate ownership between this property and the Canadian River, staff recommends fee in lieu of detention.
6. **Streets**. Twenty-fourth Avenue S.W. and Filmore Avenue will be constructed to current City paving standards.
7. **Water Mains**. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
8. **Public Dedications**. All required easements and rights-of-way will be dedicated to the City on the final plat.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Van Buren Self-storage.