



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/26/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O’Leary, Director of Public Works

TITLE: CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR TAKE 5 ADDITION. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CEDAR LANE ROAD AND CLASSEN BOULEVARD).

BACKGROUND:

This item is a preliminary plat of Take 5 Addition located at the southwest corner of the Cedar Lane Road and Classen Boulevard. This property consists of approximately 1.38 acres and one (1) commercial lot.

Planning Commission, at its meeting of March 10, 2022, recommended to City Council that this property be placed in the C-2, General Commercial District, and removed from C-1, Local Commercial District. In addition, Planning Commission recommended the preliminary plat for Take 5 Addition be approved.

DISCUSSION:

The proposed 1,438 square foot building with three service positions in this preliminary plat is expected to generate approximately 120 trips per day, 9 AM peak hour trips, and 15 PM peak hour trips. Obviously being 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 addition. The development is proposed for location on the southwest corner of the intersection of Cedar Lane Road and Classen Boulevard (US Highway 77).

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)
Cedar Lane Rd	4	11,361	120	11,481	34,200	33.22	33.57
Classen Blvd/ US-77	4	19,633	120	19,753	36,000	54.54	54.87

The proposed addition will access Cedar Lane Road to the north of the development by way of two driveways. The access to Classen Boulevard/US-77 will only be by way of Cedar Lane Road. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrants**. A fire hydrant is existing.
2. **Permanent Markers**. Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers**. A public sanitary sewer main will be installed from the east side of Classen Boulevard to serve the property. Improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Health standards. The agent for the applicant will need to obtain a permit from Department of Transportation for boring under Classen Boulevard.
4. **Sidewalks**. Sidewalks will be constructed adjacent to Classen Boulevard. There is an existing sidewalk adjacent to Cedar Lane Road.
5. **Storm Sewers**. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. **Streets**. Cedar Lane Road and Classen Boulevard street paving are existing.
7. **Water Mains**. There is an existing 12-inch water main adjacent to Cedar Lane Road and 8-inch and 12-inch adjacent to Classen Boulevard.

PUBLIC DEDICATIONS.

1. **Easements**. All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way**. All street rights-of-way will be dedicated to the City on the final plat.

Staff recommends approval of the preliminary plat of Take 5 Addition.