



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/25/2024
REQUESTER: Ken Danner, Subdivision Development Manager
David Riesland, Transportation Engineer
PRESENTER: Scott Sturtz, Interim Director of Public Works
TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17 PRELIMINARY PLAT FOR THE OLD DAIRY FARM, (GENERALLY LOCATED ONE THIRD MILE SOUTH OF IMHOFF ROAD ON THE WEST SIDE OF CHAUTAUQUA AVENUE – 716 SONIA DRIVE).

BACKGROUND:

This item is a preliminary plat for The Old Dairy Farm, that is generally located one-third mile south of Imhoff Road on the west side of Chautauqua Avenue (716 Sonia Drive). The preliminary plat consists of 1.25 acres with one (1) lot. The proposal is multi-family development.

Planning Commission, at its meeting of May 16, 2024, recommended to City Council placing this property in the RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District. Also, Planning Commission recommended to City Council that the preliminary plat for The Old Dairy Farm be approved.

DISCUSSION:

The proposed eight townhouse development is expected to generate approximately 58 trips per day, 4 AM peak hour trips, and 5 PM peak hour trips. The development is proposed for location on the west side of Chautauqua Avenue at Sonia Drive. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was required to submit a traffic memo with this application to document the trip generation potential for the proposed development. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted the traffic memo. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Chautauqua Avenue	4	5,631	58	5,689	34,200	16.46	16.63

The proposed development will access Chautauqua Avenue through the existing Sonia Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

PUBLIC IMPROVEMENTS.

1. **Fire Hydrant.** Fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. **Sanitary Sewers.** Sanitary sewer mains are existing.
3. **Sidewalks.** There is an existing sidewalk adjacent to Chautauqua Avenue.
4. **Storm Sewers.** Stormwater runoff will be conveyed to proposed privately maintained detention facility.
5. **Streets.** Chautauqua Avenue paving is existing.
6. **Water Mains.** A twelve-inch (12") water main will be extended 330' from the north across the frontage of this property. The water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards.

PUBLIC DEDICATIONS.

1. **Rights-of-Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATIONS:

Staff recommends approval of the preliminary plat for The Old Dairy Farm.