



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/22/26

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-2627-2: PRELIMINARY PLAT FOR LUXNOVA L.L.C., GENERALLY LOCATED 1820-FEET SOUTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (U.S. HIGHWAY NO. 77) (WARD 7).

BACKGROUND:

This item is a preliminary plat for Luxnova L.L.C., generally located 1820 feet south of Cedar Lane Road on the west side of Classen Boulevard (U.S. Highway No. 77). This property consists of 2 acres and one (1) lot. The proposal is retail or restaurant.

City Council, at its meeting of August 25, 1964, adopted Ordinance No. 1695 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District. Planning Commission, at its meeting of August 13, 2026, on a vote of 9-0, recommended to City Council approval of the preliminary plat for Luxnova L.L.C.

DISCUSSION:

The proposed 19,685 square foot strip retail center comprised of five lease spaces is proposed for the location on the west side of Classen Boulevard (US Highway 77) and approximately 1820 feet south of Cedar Lane Road. The site will contain a single point of access along Classen Boulevard and is expected to generate 77 AM peak hour trips, 121 PM peak hour trips, and 1,060 trips on an average weekday. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study 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)
Classen Boulevard	2	21,000	1,060	22,060	36,000	58.33	61.28

The access point proposed for the development must be permitted through the Oklahoma Department of Transportation as the maintaining agency for Classen Boulevard in proximity to

the proposed site. Otherwise, no additional off-site improvements are anticipated. There are applicable traffic impact fees to be collected in the area. These impact fees will address future improvements to the Classen Boulevard intersection with Cedar Lane Road (\$3,695.80) and improvements to the Classen Boulevard intersection with Post Oak Road (\$4,084.56) totaling \$7,780.36.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants 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**. An off-plat sanitary sewer main will be extended from Cedar Lane Addition (west of BNSF railroad right-of-way) and northwesterly to the property. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks will be installed adjacent to Classen Boulevard.
5. **Storm Sewers**. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. **Streets**. Classen Boulevard is existing.
7. **Water Mains**. There is an existing 8-inch water main adjacent to Classen Boulevard.
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 Luxnova L.L.C.