



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/09/25

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-2526-5:
A PRELIMINARY PLAT FOR 1508 SHADYBROOK DRIVE (A REPLAT OF LOTS 5, 6, AND 7, BLOCK 2, INDIAN POINT ESTATES) GENERALLY LOCATED ONE-QUARTER MILE EAST OF 12TH AVENUE S.E. AND ONE-QUARTER MILE NORTH OF POST OAK ROAD (1508 Shadybrook Drive).

BACKGROUND:

This item is a preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates located at 1508 Shadybrook Drive. This property consists of 9.76 acres and rearranging three (3) lots.

City Council, at its meeting of February 2, 1971, adopted Ordinance No. 2369 placing this property in the RE, Residential Estates District and removing it from A-2, Rural Agricultural District.

Planning Commission, at its meeting of August 14, 2025, recommended to City Council the approval of the preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates

DISCUSSION:

The proposed residential development is proposed to be constructed on Shadybrook Drive to convert two residential homes with undeveloped land to three residential homes. Access to the new home will be from Pebblebrook Drive. The site is expected to generate 1 AM peak hour trip, 1 PM peak hour trip, and 9 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was prepared for the application by Johnson & Associates. 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)
Pebblebrook Drive	2	500*	9	509	17,100	2.92	2.98

* Estimated AADT

The proposed development will take access from Pebblebrook Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
2. **Sanitary Sewers.** The lots will be served by private sanitary sewer systems.
3. **Water Mains.** The lots will be served by private water wells.
4. **Public Dedications.** All easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for 1508 Shadybrook Drive, a Replat of Lots 5, 6 and 7, Block 2, Indian Springs Estates.