



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/28/2026

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-2526-15: REVISED PRELIMINARY PLAT FOR BOB MOORE FARMS, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE S.W. (WARD 3).

BACKGROUND:

This item is a revised preliminary plat for Bob Moore Farms North; a Planned Unit Development generally located a quarter mile south of West Main Street on the east side of 36th Avenue S.W. This property consists of 55.7 acres and two large multi-family lots.

The Norman Board of Parks Commissioners, at its meeting of March 5, 2026, approve fee in lieu of park land dedication. They recommended a controlled pedestrian crossing at 36th Avenue S.W. be added if possible. Planning Commission, at its meeting of March 12, 2026, recommended to City Council amending the PUD, Planned Unit Development District and closing a portion of Norman Center Court with a redesign of the cul-de-sac. In addition, Planning Commission recommended approval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development.

DISCUSSION:

The proposed multi-family residential development includes 786 multi-family residential units constructed across two phases. At full build-out the site is expected to generate approximately 4,881 trips per day, 322 AM peak hour trips, and 409 PM peak hour trips. Obviously, being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways throughout the site. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not 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 (BACKGROUND)	% CAPACITY USED (PROJECTED)
Main Street	6	23,000	2,441	25,441	58,000	39.66	43.86
36 th Avenue SW	4	12,000	2,440	14,440	34,200	35.09	42.11

The proposed development will have three access points along Willowbend Road, two access points along Norman Center Court, and no new access points along either Main Street or 36th Avenue SW. With regard to the location of the access points, all access points will, as proposed, satisfy the requirements in the City's Engineering Design Criteria. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated. Following build out, staff will continue to monitor the intersections of 36th Avenue SW with Willowbend Road/Western View Drive as well as Ed Noble Parkway at Norman Center Court for any future traffic control upgrades.

There are a couple of items that are shown on the site plan that were not included in the site plan contained within the traffic study. One of these items causes concern, and the other does not. The striping that was shown on the Western View and Willowbend approaches to 36th Avenue SW was a holdover from the prior submittal. While we agree with this, it was not included in the traffic study. No modification to the traffic study is necessary to add this striping change. However, the site plan also initially showed reverse angle parking on Willow Bend Drive that appeared objectionable to staff, but was ultimately removed by applicant.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department. Additional fire hydrants will be required for the large tracts when a final site development plan is submitted with a final plat.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers.** Sanitary sewer mains 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 all the public streets within the development.
5. **Storm Sewers.** Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be

conveyed into two (2) existing privately maintained detention ponds. The existing ponds do not currently meet City standards for capacity with this future development. The ponds will be modified to increase their capacity to meet City standards with new development. Those modifications will be required with final platting.

6. **Streets**. Thirty-sixth Avenue S.W. and Willowbend Road exist. Norman Center Court will be reconstructed in accordance with approved plans and paving standards.
7. **Water Mains**. Water mains will be installed within the development for fire protection. There is an existing 24" water main adjacent to 36th Avenue S.W., There are existing 8" water mains adjacent to Willowbend Road and Norman Center Court.
8. **Public Dedications**. All easements and rights-of-way will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the revised preliminary plat for Bob Moore Farms North, a Planned Unit Development.