



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/22/25

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN PRELIMINARY PLAT PP-2425-8: FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT LOCATED AT 281 WEST TECUMSEH ROAD (GENERALLY LOCATED ONE-QUARTER MILE WEST OF PORTER AVENUE ON THE NORTH SIDE OF WEST TECUMSEH ROAD).

BACKGROUND:

This item is a preliminary plat for Tecumseh Road Storage, a Planned Unit Development and is generally located 281 West Tecumseh Road. The preliminary plat consists of 5.93 acres and one (1) lot. The developer is proposing a storage facility. Planning Commission, at its meeting of March 13, 2025, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Commercial Designation and removing it from Low Density Residential Designation and approval of Ordinance No. O-2425-26 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development to City Council.

DISCUSSION:

The proposed 105,450 square foot self-storage facility is to be located on the north side of Tecumseh Road approximately 0.15 miles west of Porter Avenue. The site will contain a single point of access onto Tecumseh Road and is expected to generate 20 AM peak hour trips, 22 PM peak hour trips, and less than 174 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 Blew Surveying, Engineering, and Environmental. 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) |
|------------------|--------------------|------------------------------------|-----------------------------------|--|-----------------------------------|-------------------------------------|--------------------------------------|
| Tecumseh Road | 4 | 14,535 | 174 | 14,709 | 34,200 | 42.50 | 43.01 |

The proposed development will access Tecumseh Road from the north near the east edge of the site and will meet all requirements in the City's Engineering Design Criteria related to driveway spacing and distances from public street intersections. This access point will be designed for full access. 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. The Oklahoma Department of Transportation (ODOT) will have to approve the driveway onto Tecumseh Road as this is part of the US Highway 77 corridor through Norman.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans and City standards. Their locations will be approved by the Fire Department.
2. **Drainage.** Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located within the property.
3. **Sanitary Sewers.** This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Health will need to approve a private system to serve the lot.
4. **Sidewalks.** Sidewalks are existing adjacent to Tecumseh Road. If any of the sidewalks are damaged during construction they will be replaced.
5. **Streets.** Tecumseh Road paving is existing.
6. **Water Mains.** There is an existing 24" water main adjacent to 36th Avenue N.W. Interior water mains will be installed to serve fire hydrants.
7. **Public Dedications.** All easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS

Based upon the above information, staff recommends approval of the preliminary plat for Tecumseh Road Storage, a Planned Unit Development.