



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/22/2025

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-2425-10 PRELIMINARY PLAT FOR AN INDUSTRIAL BUILDING IN THE CHARLESTON RIDGE ADDITION LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST TECUMSEH ROAD AND CHARLESTON ROAD.

BACKGROUND:

This item is a preliminary plat for Charleston Ridge Addition located at the southeast corner of the intersection of West Tecumseh Road and Charleston Road. This property consists of .47 acres and 1 lot.

City Council, at its meeting of March 30, 1971, adopted Ordinance No. 2380 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

Planning Commission, at its meeting of March 13, 2025, recommended to City Council that the preliminary plat for Charleston Ridge Addition be approved.

DISCUSSION:

The proposed 7,500 square foot light industrial facility is to be located on the east side of Charleston Road at the approximate midpoint between 12th Avenue NW and Porter Avenue. The site will contain a single point of access onto Charleston Road and is expected to generate 7 AM peak hour trips, 6 PM peak hour trips, and 37 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 NSE Engineering. 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)
Charleston Road	2	1,000*	37	1,037	17,100	5.85	6.06

* Estimated AADT

The proposed development will access Tecumseh Road by way of Charleston Road from the south 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.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants 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**. A private sewage system will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. **Storm Sewers**. This property will utilize detention to convey storm water runoff.
5. **Streets**. Tecumseh Road and Charleston Road are existing.
6. **Water Mains**. There is an existing water main adjacent to Tecumseh Road. A water main will installed in accordance with City and Oklahoma Department of Environmental Quality standards adjacent to Charleston Road.
7. **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 Charleston Ridge Addition.