



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024
Ken Danner, Subdivision Development Manager

REQUESTER:
David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Interim Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3 PRELIMINARY PLAT FOR THE BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW).

BACKGROUND:

This item is a preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development and is generally located approximately one-quarter mile south of West Main Street on the east side of 36th Avenue SW. The property consists of approximately 55.56 acres with seven (7) commercial use lots, two (2) large multifamily lots and several open space areas.

Planning Commission, at its meeting on August 8, 2024, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan for this property and adopting Ordinance No. O-2425-3, PUD, Planned Unit Development. In addition, Planning Commission, on August 8, 2024, recommended to City Council that the preliminary plat for Bob Moore Farms North Addition, a Planned Unit Development be approved.

DISCUSSION:

The proposed mixed-use development includes 25,000 square feet of retail space and 642 multifamily residential units. The site is expected to generate approximately 5,612 trips per day, 310 AM peak hour trips, and 477 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	PROPOSED DEVELOPMENT (Veh/day)	EXISTING TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Main Street	6	2,525	20,474	22,999	58,000	35.30	39.65
36 th Ave NW	4	2,525	11,360	13,885	34,200	33.22	40.60

The proposed development will have three access points along 36th Avenue SW and no new access points along Main Street. With regards to the location of the access points, the northernmost access point on 36th Avenue SW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). This request could be supported because the proposed access location is opposite an existing driveway that already exists on the other side of 36th Avenue SW. There are no corner clearance violations, with respect to the EDC requirements, by any of the proposed access points. Capacity exceeds demand in this area. As such, additional off-site improvements are not anticipated.

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. Sanitary Sewer:** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
- 3. Sidewalks:** Sidewalks will be installed in accordance with approved plans and City sidewalk standards and requirements.
- 4. Storm Sewers:** Stormwater and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to 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.
- 5. Streets:** Thirty-sixth Avenue S.W. and Willowbend Road paving are existing. Norman Center Court will be constructed in accordance with approved plans and City paving standards. A private street, Aandahl Avenue, will be constructed to City standards and maintained by a POA, Property Owners Association.
- 6. Water:** Water mains will installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24" water main adjacent to 36th Avenue SW and an 8" water main adjacent to Willowbend Road and Norman Center Court.
- 7. Public Dedications:** All rights-of-way and 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 the Bob Moore Farms North Addition, a Planned Unit Development.