



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/09/26

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-2526-17: PRELIMINARY PLAT FOR DOLESE NORTH, GENERALLY LOCATED 1,800 FEET NORTH OF ROCK CREEK ROAD ON THE EAST SIDE OF FLOOD AVENUE (WARD 8).

BACKGROUND:

This item is a preliminary plat for Dolese North generally located 1800-foot north of Rock Creek Road on the east side of Flood Avenue. This property consists of 4.32 acres and one (1) lot. There is proposed common access with platted property to the south under the same ownership. An access agreement/easement will be filed of record with the final plat.

Planning Commission, at its meeting of May 14, 2026, on a vote of 7-0, recommended to City Council approval of the preliminary plat for Dolese North. In addition, Planning Commission, on a vote of 7-0, with amendment regarding a billboard sign recommended this property be placed in the SPUD, Simple Planned Unit Development District and removed from C-2, General Commercial District. Since that time, at the request of the applicant, the rezoning request has been withdrawn. The property will remain as C-2, General Commercial District.

DISCUSSION:

The proposed 40,500 square feet of office/warehouse space is proposed for location on the east side of Flood Avenue north of the Rock Creek Road intersection. The site will contain a single point of access onto Flood Avenue and is expected to generate 38 AM peak hour trips, 32 PM peak hour trips, and 404 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 submitted by Traffic Engineering Consultants, Inc. 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)
Flood Avenue	5	24,000	404	24,404	36,000	66.67	67.79

The proposed development will access Flood Avenue by way of a single, full access driveway. The proposed access is proposed as a joint access with the unplatted property to the south, and, as such, will help to minimize the number of driveways onto Flood Avenue. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants requirements 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**. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A portion of off-plat sanitary sewer main will be installed east and north of this property.
4. **Sidewalks**. Sidewalks will be installed adjacent to Flood Avenue.
5. **Storm Sewers**. This property will utilize detention facilities to convey storm water runoff. Drainage easements are required for the detention facilities.
6. **Streets**. Flood Avenue paving is existing.
7. **Water Mains**. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve a fire hydrant. There is an existing 24" water main adjacent to Flood Avenue.
8. **WQPZ**. The property contains Water Quality Protection Zone. The engineer for the developer is utilizing WQPZ averaging. With final platting, covenants will be required to protect the WQPZ.
9. **Public Dedications**. All required easements will be dedicated to the City on the final plat. Off-plat separate instrument (easement) will be required for a proposed sanitary sewer system serving this property and property to the south.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Dolese North.