



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/23/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PRELIMINARY PLAT PP-2223-6: FOR MCCOOP ABODE ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE EAST SIDE OF SOUTH BERRY ROAD SOUTH OF WEST LINDSEY STREET).

BACKGROUND:

This item is a preliminary plat of McCoop Abode Addition, a Simple Planned Unit Development and located at 1309 South Berry Road (south of West Lindsey Street on the east side of South Berry Road). The owner is proposing two single-family residential lots.

Planning Commission, at its meeting of April 13, 2023, recommended to City Council the approval placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District. In addition, Planning Commission recommended approval of the preliminary plat for McCoop Abode Addition, a Simple Planned Unit Development.

DISCUSSION:

The proposed two residential lots in this Addition is expected to generate approximately 20 trips per day, 2 AM peak hour trips, and 4 PM peak hour trips. The development is proposed for location at the southeast corner of the intersection of Rebecca Lane and Berry Road with an access drive to Berry Road on the west side of the development. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is not required to submit traffic impact analysis with this application. 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)
Berry Road	2	4,619	20	4,639	17,100	27.01	27.13

The proposed development will access Berry Road from the east by the proposed access drive located approximately 38 feet to southeast of Rebecca Lane on Berry Road. The proposed driveway on Berry Road will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrant.** Fire hydrant is existing.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewer.** Sanitary sewer is existing.
4. **Sidewalk.** A sidewalk will be constructed in accordance with approved plans and City standards.
5. **Storm Sewers.** Stormwater runoff will be conveyed to LID drainage solutions.
6. **Street.** Berry Road is classified as a minor urban arterial and special corridor. It is to remain two-lanes of traffic in this area. However, there is a requirement for additional widening for a bike lane. Staff anticipates deferral with final platting.
7. **Water Main.** Water main is existing.

PUBLIC DEDICATIONS.

1. **Easements.** All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way.** Required right-of-way will be dedicated with the final plat.

RECOMMENDATIONS:

Staff recommends approval of the preliminary plat of McCoop Abode Addition, a Simple Planned Unit Development.