



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/27/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1 PRELIMINARY PLAT FOR RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST TECUMSEH ROAD AND 12TH AVENUE NE.

BACKGROUND:

This item is a preliminary plat for Red Canyon Ranch East, a Planned Unit Development and is located at the northwest corner of the intersection of East Tecumseh Road and 12th Avenue N.E. The preliminary plat consists of 12.41 acres including 3.31 acres of open space/park land. The owners are proposing 28 single-family residential lots and open space.

The Norman Board of Parks Commissioners, at its meeting of March 2, 2006, recommended private park land for Red Canyon Ranch Addition, a Planned Unit Development.

Planning Commission, at its meeting of August 11, 2022, recommended to City Council amending the 2025 Land Use and Transportation Plan from PUD, Planned Unit Development Commercial Designation to PUD, Planned Unit Development to Low Density Residential Designation. Also, at its same meeting Planning Commission recommend that this property be placed in PUD, a Planned Unit Development providing for Residential Uses and removed from PUD, a Planned Unit Development providing for Commercial Uses. In addition, Planning Commission recommended to City Council the approval of the preliminary plat for Red Canyon Ranch East, a Planned Unit Development.

DISCUSSION:

The Red Canyon Ranch East Addition Preliminary Plat, will add 28 residential units that are expected to generate approximately 326 trips per day, 29 AM peak hour trips, and 33 PM peak hour trips. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

STREET	NO. OF LANE S	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)
Tecumseh Road	4	163	10,746	10,909	34,200	31.42	31.90
12 th Avenue NE	4	163	14,078	14,241	34,200	41.16	41.64

The expected trip generation for this 28 unit addition is well below the threshold (100 peak hour trips) for when a traffic impact study is completed. Regardless, a traffic impact fee was calculated in the original traffic study for the Addition in 2010. Traffic impact fees were originally calculated at \$47.90 per daily trip generated for improvements to the Tecumseh Road intersection with Prescott Drive. Based on this rate, a total of \$15,615.40 will be due with the filing of the Final Plat.

Public improvements for this property consist of the following:

1. **Fencing and Screening.** Fencing and screening will be required adjacent to Tecumseh Road and 12th Avenue N.E. for the residential lots backing up to these principal arterial streets.
2. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
4. **Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This property will utilize an existing lift station. The future lot owners will contribute to the maintenance of this lift station pursuant to Contract K-0506-139.
5. **Sidewalks.** Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street an additional foot will be added.
6. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. and East Tecumseh Road are existing. The developer will contribute with traffic impact fees.

8. **Water Mains.** Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road. There is a proposed 12-inch water main to be constructed adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS:

1. **Easements.** All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way.** Street rights-of-way will be dedicated to the City on the final plat.
3. **Park Land.** It has been determined, with the developments of Red Canyon Ranch, the applicant has provided more than sufficient private park land which will include additional private park land with this development.

RECOMMENDATION:

Based upon the above information, Staff recommends approval of the preliminary plat for Red Canyon Ranch East Addition, a Planned Unit Development.