



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/28/25

**REQUESTER:** Ken Danner, Subdivision Development Manager  
David Riesland, Transportation Engineer

**PRESENTER:** Scott Sturtz, Director of Public Works

**TITLE:** CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9 PRELIMINARY PLAT FOR 2020 NORTH PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

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### **BACKGROUND:**

This item is a preliminary plat for 2020 North Porter Avenue, a Planned Unit Development, located at the southwest corner of the intersection of Porter Avenue and Rock Creek Road. The property consists of 69.68 acres and various uses within a proposed PUD, Planned Unit Development. The Norman Board of Parks Commissioners, at its meeting of September 4, 2025, recommended private parkland. Planning Commission, at its meeting of September 11, 2025, recommended approval of Ordinance No. O-2526-9 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District, RM-6, Medium Apartment District and C-2, General Commercial District. In addition, Planning Commission recommended approval of the preliminary plat for 2020 N. Porter Avenue, a Planned Unit Development.

### **DISCUSSION:**

The proposed mixed-use development is proposed to contain 300 multifamily residential units, 60 senior adult housing units, 39,700 square feet of office space, and 14,000 square feet of retail space to be located on the west side of Porter Avenue south of Rock Creek Road. The site will contain three full access connections to Porter Avenue and a single point of access onto Rock Creek Road and is expected to generate 224 AM peak hour trips, 317 PM peak hour trips, and 3,449 trips on an average weekday. Obviously, being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc., and revised on August 4, 2025. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Porter Avenue	4	10,800	2,242	13,042	34,200	31.58	38.14
Rock Creek Road	4	8,300	1,207	9,507	34,200	24.27	27.80

The proposed development will access Porter Avenue by way of three full access driveways and Rock Creek Road by way of a single full access driveway. The site frontage is such that it is not possible for any of the proposed access locations to meet the requirements in the City's Engineering Design Criteria related to driveway spacing. As such, a Request for Variance will be required for each driveway. The designer has taken great care to locate the proposed access points at the best possible locations. As such, Staff will be able to support the Requests for Variance. 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 installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be constructed adjacent to Roack Creek Road and the interior streets. Sidewalks are existing adjacent to North Porter Avenue.
5. **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 utilized.
6. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. North Porter Avenue and Rock Creek Road are existing.
7. **Water Main.** There are existing 12-inch water mains located adjacent to Porter Avenue and Rock Creek Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
8. **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 2020 N. Porter Avenue, a Planned Unit Development.