



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 06/28/2022

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR THE VILLAGES ADDITION, A PLANNED UNIT DEVELOPMENT. (NORTHWEST CORNER OF EAST IMHOFF ROAD AND OAKHURST AVENUE.)

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### **BACKGROUND:**

This item is a preliminary plat for The Villages Addition, a Planned Unit Development, that is located at the northwest corner of East Imhoff Road and Oakhurst Avenue. The preliminary plat consists of 16.32 acres, 109 single-family dwelling lots and 5 common areas. The street layout consists of interior streets ending in a cul-de-sac. The cul-de-sac, as designed, exceeds the maximum length prescribed by City ordinance and a variance has been requested by the Applicant. To mitigate the requested variance, an emergency access is being provided as a secondary point of access during emergencies. Public Works staff have reviewed the potential for providing a full access on East Imhoff Road and find that the requested variance also avoids conflict with an existing AT&T facility. The existing facility would not accommodate appropriate alignment for a full access and would also make installation of a sidewalk difficult on the east side of the street. Public Works staff, Traffic staff and Fire Department staff have reviewed the street layout and are not opposed to the request for a variance in the cul-de-sac length for Wolford Court due to the number of lots proposed and the emergency access being provided.

Planning Commission, at its meeting of May 12, 2022, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property from Mixed Use Designation to Low Density Residential Designation and recommended to City Council placing this property in the PUD, Planned Unit Development and removing it from PUD, Planned Unit Development. Also, Planning Commission recommended to City Council that a variance in the cul-de-sac length for Wolford Court be approved and the preliminary plat for The Villages Addition, a Planned Unit Development be approved.

### **DISCUSSION:**

The proposed 109 single-family residential lots in this addition are expected to generate approximately 1,038 trips per day, 82 AM peak hour trips, and 109 PM peak hour trips. The developer submitted a traffic impact analysis documenting the trip generation information for

these 109 single family residential lots. The proposed location of the development is at the northeast corner of the intersection of Imhoff Road and Oakhurst Avenue.

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 (BACKGROUND)	% CAPACITY USED (PROJECTED)
Imhoff Rd	3-4	3,430	830	4,260	25,650	13.37	16.61
Oakhurst Avenue	2	2,500*	1,038	3,538	13,680	18.27	26.86

\*Assumed Average Daily Traffic count, it was not provided in Traffic Impact Analysis submitted.

The proposed addition will access the new street into the addition identified as Delphine Drive which will connect to Oakhurst Avenue. The proposed emergency access connecting the cul-de-sac at the end of Delphine Drive to Imhoff Road will not be open to the public. Oakhurst Avenue connects to Imhoff Road just to the south and eventually connects to Lindsey Street approximately one mile to the north. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

### **PUBLIC IMPROVEMENTS.**

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. **Sanitary Sewers.** Sanitary sewer mains will be installed to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. **Sidewalks.** Sidewalks will be constructed adjacent to the interior residential streets. Sidewalks will be constructed adjacent to Imhoff Road and Oakhurst Avenue.
4. **Storm Sewers.** Stormwater runoff will be conveyed to proposed privately maintained detention facilities.
5. **Streets.** Interior streets will be constructed in accordance with approved plans and City paving standards. Imhoff Road will be constructed as a Minor Urban Arterial Street. Oakhurst Avenue is existing. Wolford Court exceeds the 600' cul-de-sac length. However, an emergency access has been provided at the end of the cul-de-sac connecting to Imhoff Road
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Imhoff Road and an 8-inch water main adjacent to Oakhurst Avenue.

### **PUBLIC DEDICATIONS.**

1. **Rights-of-Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.

2. **Park Land**. A fee in lieu of park land will be required with final platting.

**RECOMMENDATIONS:**

Staff recommends approval of the request for a variance in the cul-de-sac length for Wolford Court and the preliminary plat for The Villages Addition, a Planned Unit Development.