



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/13/2021

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR CINNAMON CREEK ADDITION. (GENERALLY LOCATED SOUTH OF EAST BROOKS STREET AND EAST OF OKLAHOMA AVENUE (1811 OKLAHOMA AVENUE)).

BACKGROUND:

This item is a preliminary plat for Cinnamon Creek Addition, that is located at 1811 Oklahoma Avenue. The preliminary plat contains 5.61 acres. Lot 1 (single-family residential lot) contains .62 acres. Lot 2, Block 1, contains 4.99 acres with existing apartments and added open space.

Planning Commission, at its meeting of January 14, 2021, recommended to City Council the approval of the preliminary plat for Cinnamon Creek Addition.

DISCUSSION:

The proposed (1) single-family residential lot in this addition is expected to generate approximately 10 trips per day, 2 AM peak hour trips, and 3 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold and because the access points are all existing, no traffic impact analysis was required. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS

1. **Fire Hydrants:** Fire hydrants are existing.
2. **Sanitary Sewers:** Sanitary sewer mains are existing.
3. **Sidewalks:** The applicant has made a request exempting sidewalk improvements based on the fact the right-of-way is not conducive to installation of sidewalks as a piecemeal project.
4. **Storm Sewers:** Drainage is existing. There are no plans for development.

5. **Streets:** Oklahoma Avenue is existing without curb and gutter. The applicant has made a request exempting additional street improvements based on the fact Oklahoma Avenue is not designed as a curb and gutter street.

6. **Water Mains:** Water mains are existing.

PUBLIC DEDICATIONS

1 Rights-of-Way and Easements: All rights-of-way and easements are existing.

RECOMMENDATIONS:

This project consists of one (1) single-family residential lot separating property to the east to make it a more viable lot to sell. The remaining open space (vacant area) will be added to the existing apartment complex to the east in the future. The staff report doesn't include the apartments or history of the apartments based on the fact there are no intentions at this time to expand the apartments and develop within the open space. Additional notification including possible rezoning will be provided to the neighborhood if and whenever the apartment project intends on utilizing the open space for any expansion of the apartments.