



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/24/2024

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

PRESENTER: Scott Sturtz, Interim Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-1 PRELIMINARY PLAT FOR BROOKHAVEN NO. 45 ADDITION (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST ROCK CREEK ROAD ON THE WEST SIDE OF BROOKHAVEN BOULEVARD).

BACKGROUND:

This item is a preliminary plat for Brookhaven No. 45 Addition, generally located approximately one-quarter of a mile south of West Rock Creek Road on the west side of Brookhaven Boulevard. This property consists of 7.96 acres and 22 single-family lots. This will complete the Brookhaven development. City Council, at its meeting of April 3, 1984, adopted Ordinance No. O-8384-90 placing this property in the R-1, Single-Family Dwelling District. Planning Commission, at its meeting of August 8, 2024, recommended approval of the preliminary plat for Brookhaven No. 45 Addition.

DISCUSSION:

The proposed 22 single-family residential lots in this addition are expected to generate approximately 207 on an average weekday, 15 trips during the AM peak hour, and 21 trips during the PM peak hour. Being well below the threshold requiring a traffic impact study (>100 trips during the peak hour is the threshold), the developer's traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memo to document the trip generation characteristics of the addition and to discuss proposed access. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
36 th Avenue NW	5	17,000	104	17,104	36,000	47.22	47.51
Rock Creek Road	4	8,000	103	8,103	34,200	23.39	23.69

All access to this addition would be afforded through the extension of Wyckham Place, along with the development of a cul-de-sac on this street, and the construction of Brenton Court that will intersect Brookhaven Boulevard. There are no issues associated with the access as proposed. The traffic generated by the proposed development will have minimal effects on the surrounding intersections and no traffic related issues are anticipated.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. **Storm Sewer.** Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing privately-maintained detention pond located southeast of this proposed development.
3. **Sanitary Sewers.** A sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be located and constructed on each lot prior to occupancy.
5. **Streets.** Brookhaven Boulevard is existing. Brenton Court and Wyckham Place will be constructed in accordance with approved plans and City paving standards.
6. **Water Mains.** A water main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
7. **Public Dedications.** All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based upon the above information, staff recommends approval of the preliminary plat for Brookhaven No. 45 Addition.