



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-2425-2 PRELIMINARY PLAT FOR SUMMIT LAKES ADDITION – SUMMIT LAKES VILLAS ADDITION, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED SOUTH OF ALAMEDA STREET AND EAST OF 24TH AVENUE SE).

BACKGROUND:

This item is a preliminary plat for Summit Lakes Addition – Summit Lakes Villas Addition, a Planned Unit Development and is generally located south of Alameda Street and east of 24th Avenue S.E.

City Council, at its meeting of April 28, 1998, adopted Ordinance No. O-9798-38 placing a portion of this property in the PUD, Planned Unit Development. City Council, at its meeting of August 26, 2003 adopted Ordinance No. O-0304-2 placing a portion of this property in R-1, Single Family Dwelling District. Planning Commission, at its meeting of August 8, 2024, recommended to City Council the approval of the preliminary plat for Summit Lakes Addition – Summit Lakes Villas Addition, a Planned Unit Development. The PUD development consists of 6.46 acres and 23 residential lots and the R-1, Single-Family development consists of 15.62 acres and 43 residential lots. Staff recommends approval of the preliminary plat for Summit Lakes Addition – Summit Lake Villas, a Planned Unit Development.

DISCUSSION:

The 66 single-family residential lots in this addition are expected to generate approximately 622 trips on an average weekday, 46 trips during the AM peak hour, and 62 trips during the PM peak hour. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is that threshold), the developers traffic engineer, Traffic Engineering Consultants, Inc., submitted a traffic memorandum to document the trip generation characteristics for the addition and to discuss the proposed access. The traffic capacities on the nearby streets exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	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)
24 th Avenue SE	4	622	12,000	12,622	34,200	35.09	36.91
Summit Crossing Parkway	2	622	2,000*	2,622	17,100	11.70	15.33

All access to this addition would be afforded through the extensions of Summit Point Lane, Misty Ridge Drive, and Boulevard Du Lac. 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.

Previously, traffic impact fees for the design and construction of a traffic signal at the 24th Avenue SE intersection with Meadowood Boulevard were calculated. Based up the 66 single-family residential lots in this addition, \$2,308.02 in traffic impact fees will need to be collected with the filing of the Final Plat for this addition.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations will be approved by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
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 on each lot and open space prior to occupancy.
5. **Storm Sewers.** Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Part of the runoff will be conveyed to a new privately maintained detention facility with the remainder going to the existing detention pond to the northeast that was put in as part of the early sections of Summit Lakes.. A property owner association is responsible for maintenance of the detention ponds, common open areas.
6. **Streets.** Interior streets will be constructed in accordance with approved plans and City paving standards. The private street for the Villas will be constructed to City standards but maintained by the POA, Property Owners Association.
7. **Water Mains.** 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-ways 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 Summit Lakes Addition – Summit Lakes Villas Addition, a Planned Unit Development.