



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 01/18/2022

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

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

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT PP-2122-8 FOR TRENT ESTATES. (LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND ROCK CREEK ROAD [A CLOSED STREET] ).

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### BACKGROUND:

This item is a preliminary plat for Trent Estates and is located at the southeast corner of 96th Avenue N.E. and Rock Creek Road (a closed street).

City Council, at its meeting of May 24, 1966, adopted Ordinance No. 1896 placing this property in the RE, Rural Residential District and removed from A-2, Rural Agricultural District. Planning Commission, on December 9, 2021, recommended to City Council the approval of the preliminary plat for Trent Estates.

**DISCUSSION:** There is an existing residential structure on Lot 1 that will remain. The owners intend to sell Lot 2 that would access either from Cochise Road or Aztec Drive that will be known as development plans for the house are developed. As such, a maximum of ten (10) new trips will be generated by the addition. Clearly, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USE (PROJECTED)
96th Avenue NE	2	350*	10	360	17,100	2.05	2.11

\* Estimated

All of the roadways in proximity to this Addition are designated as Rural Collectors or lower classification in the CTP (Comprehensive Transportation Plan).

**PLATTING INFORMATION:**

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on Tract 1.
3. Streets. Ninety-sixth Avenue N.E. is classified as a rural collector street. Additional easement is not required. Rock Creek Road paving does not exist and is declared as a closed road/section.
4. Water. Tract 1 has an existing private water system. Private water system for Tract 2 will require City and Oklahoma Department of Environmental Quality approvals.
5. Acreage. This property consists of 25.72 acres. Tract 1 consists of 12.86 acres and Tract 2 consists of 12.86 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tracts 1 and 2. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. Covenants will be required with final platting.
7. Flood Plain. Tract 2 contains Flood Plain.
8. Flowage Easement. Tracts 1 and 2 contains a Flowage Easement controlled by the Bureau of Reclamation. These areas are “no build” for residential use.
9. Covenants. Covenants addressing the WQPZ will be submitted with a final plat.

**RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Trent Estates.