



## CITY OF NORMAN, OK STAFF REPORT

**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 FOR ALPINE MOTORSPORTS. (GENERALLY LOCATED ONE-HALF MILE WEST OF PORTER AVENUE ON THE SOUTH SIDE OF WEST TECUMSEH ROAD-510 WEST TECUMSEH ROAD).

### **BACKGROUND:**

This item is a preliminary plat of Alpine Motorsports and generally located one-half mile west of Porter Avenue on the south side of West Tecumseh Road (510 West Tecumseh Road). The owner is proposing an automotive repair facility on a one acre lot.

Planning Commission, at its meeting of December 9, 2021, recommended to City Council the approval of the preliminary plat for Alpine Motorsports.

### **DISCUSSION:**

The proposed 4,980 square foot motorsport facility in this Preliminary Plat (PP) is expected to generate approximately 194 trips per day, 11 AM peak hour trips, and 24 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this addition. The development is proposed for location on the south side of Tecumseh Road approximately 2,200 feet west of Porter Avenue.

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)
Tecumseh Road	4	13,793	194	13,987	34,200	40.33	40.90

The proposed addition will access Tecumseh Road to the north of the development. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. Because of the development's size and traffic generation potential, the applicant was required to submit an e-mail outlining the number of trips to be generated on an average weekday as well as during the traditional AM and PM peak hours.

### **PUBLIC IMPROVEMENTS:**

1. **Fire Hydrant.** A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewer.** This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Health has approved a private system to serve the lot.
4. **Sidewalk.** There is an existing sidewalk adjacent to West Tecumseh Road.
5. **Storm Sewers.** Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. **Street.** Tecumseh Road paving is existing.
7. **Water Main.** Water main is existing.

### **PUBLIC DEDICATIONS.**

1. **Easements.** All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way.** Tecumseh Road right-of-way is existing.

### **RECOMMENDATIONS:**

Staff recommends approval of the preliminary plat of Alpine Motorsports.