



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 THE APOSTOLIC WORSHIP CENTER. (GENERALLY LOCATED 1300 FEET SOUTH OF TECUMSEH ROAD ON THE EAST SIDE OF PORTER AVENUE-3221 NORTH PORTER AVENUE)

BACKGROUND:

This item is a preliminary plat of Apostolic Worship Center and generally located 1300' south of Tecumseh Road on the east side of Porter Avenue (3221 North Porter). This property consists of 4.98 acres and one lot. The existing church is proposing an additional building expansion.

Planning Commission, at its meeting of November 18, 2021, recommended to City Council the approval of the preliminary plat for Apostolic Family Center.

DISCUSSION:

The proposed 2,147 square foot addition to the existing Apostolic Worship Center in this Preliminary Plat is expected to generate no additional trips to this facility. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was not required to submit any traffic impact documentation for this application. The addition will be on the existing Apostolic Worship Center parcel located approximately 1,580 feet south of the intersection of Porter Avenue and Tecumseh Road, on the east side of Porter Avenue.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Porter Ave.	4	10,757	0	10,757	34,200	31.45	31.45

The proposed addition to the existing worship center will utilize existing access to Porter Avenue. This will connect motorists to Tecumseh Road to the north and Rock Creek Road to the south. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrant.** Fire hydrant is existing.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewer.** Sanitary sewer is existing.
4. **Sidewalk.** Sidewalk is existing.
5. **Storm Sewers.** Storm water runoff will be conveyed through a low impact system including the use of rain barrels.
6. **Street.** Porter Avenue 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.** Porter Avenue right-of-way is existing.

RECOMMENDATION:

Staff recommends approval of the preliminary plat of Apostolic Worship Center.