



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/26/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9 PRELIMINARY PLAT FOR WHISPERING TRAILS ADDITION, (GENERALLY LOCATED ONE QUARTER MILE EAST OF 48TH AVENUE NW ON THE NORTH SIDE OF WEST INDIAN HILLS ROAD.)

BACKGROUND:

This item is a preliminary plat for Whispering Trails Addition generally located one-quarter mile east of 48th Avenue N.W. on the north side of West Indian Hills Road. This property consists of 39.94 total acres with one (1) large commercial lot consisting of 25.12 acres, three (3) multifamily lots consisting of 14.82 acres. The Norman Board of Parks Commissioners, at its meeting of February 1, 2024, recommended fee in lieu of park land for Whispering Trails Addition. Planning Commission, at its meeting of February 8, 2024, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial and High Density Residential Designations and approval of Ordinance No. O-2324-27 placing this property in the C-2, General Commercial District and RM-6, Medium Density Apartment District. In addition, Planning Commission recommended approval of the preliminary plat for Whispering Trails Addition.

DISCUSSION:

The proposed development, which includes approximately 30 single-family residential lots, 108 multifamily apartment units, and 194,480 square feet of commercial retail space, is expected to generate approximately 7,489 trips per day, 211 AM peak hour trips, and 678 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along 48th Avenue NW and Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development.

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 (EXISTING)	% CAPACITY USED (PROJECTED)
Indian Hills Road	2	7,393	3,745*	11,138	17,100	43.23	65.13
48 th Avenue NW	2	3,096	3,745*	6,841	17,100	18.11	40.00

* Trip distribution split is 50% on 48th Avenue NW and 50% on Indian Hills Road

The proposed development will have three access points, the multifamily development and duplex development access is proposed via one full-access driveway or street on 48th Avenue NW. The commercial retail space development would have two full-access public street connections one on 48th Avenue NW and second full-access driveway on Indian Hills Road. The location of the access points, Driveway #1 (onto Indian Hills Road), #2 (southernmost driveway onto 48th Avenue NW), and #3 (northernmost driveway onto 48th Avenue NW), do not meet the minimum driveway spacing requirement in the Engineering Design Criteria and will require variance requests. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. Drive #3 is going to be a Public Collector Street roadway classification.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$194.66 per PM peak hour trip in the J&J traffic impact study. These impact fees were to cover a portion of the costs associated with improvements at the intersections of 36th Avenue NW and Indian Hills Road, 36th Avenue NW and Franklin Road, 48th Avenue NW and Indian Hills Road, and 48th Avenue NW and Franklin Road. The Whispering Hills TIA identified 193 PM peak hour trips through the 48th Avenue NW and Indian Hills Road intersection, 440 PM peak hour trips through the 36th Avenue NW and Indian Hills Road intersection, 68 PM peak hour trips through the 36th Avenue NW and Franklin Road intersection, and 68 PM peak hour trips through the 48th Avenue NW and Franklin Road intersection. These proposed trips correlate to \$37,569.38 in traffic impact fees for 48th Avenue NW and Indian Hills Road, \$85,650.40 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$13,236.88 in traffic impact fees for 36th Avenue NW and Franklin Road, and \$13,236.88 in traffic impact fees for 48th Avenue NW and Franklin Road. In total, \$149,693.54 in traffic impact fees for these four intersections along Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.

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. Additional fire hydrants will be required for the large tracts with final platting.
2. **Drainage.** Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located throughout the property including a pond at the

northeast corner of the property as well as 2 ponds along Indian Hills Road. A property owner association will be responsible for maintenance of the detention ponds.

3. **Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be constructed adjacent to Indian Hills Road and 48th Avenue N.W. Sidewalks will be constructed adjacent to the interior street.
5. **Streets.** The interior street will be constructed in accordance with approved plans and City paving standards. Indian Hills Road will be constructed as a Principal Urban Arterial street. Forty-Eighth Avenue N.W. is designated as Collector Street. However, with the impacts of the developments in this area, staff has determined that two (2) northbound lanes will be required. The developers have agreed to install the two (2) lanes. What makes this property unusual is the west side of 48th Avenue N.W. is in another municipality. City staff may recommend deferral of paving improvements for Indian Hills Road and 48th Avenue N.W. with submittal of final plats.
6. **Water Mains.** There is an existing twelve-inch (12") water main adjacent to Indian Hills Road. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. Depending on how the property is phased, some interior twelve-inch (12") water mains may be required.
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 Whispering Trails Addition.

Reviewed by: Scott Sturtz, Interim Director of Public Works
Chris Mattingly, Director of Utilities
Jason Olsen, Director of Parks and Recreation
Jane Hudson, Director of Planning/Community Development
Kathryn Walker, City Attorney
Darrel Pyle, City Manager