



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-2324-13 PRELIMINARY PLAT FOR VCN DEVELOPMENT ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE NORTH OF ROBINSON STREET ON THE WEST SIDE OF PORTER AVENUE.)

BACKGROUND:

This item is a preliminary plat for VCN Development Addition, a Simple Planned Unit Development, that is generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue. The preliminary plat consists of 7.16 acres with Three (3) lots. The Masonic Lodge lot consist of 2.79 acres. The two (2) north lots consist of 4.37 acres. With the subdividing of the Masonic Lodge platted lot, a Replat will need to go through the process at a later date.

Planning Commission, at its meeting of February 8, 2024, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Office Designation and removing it from Residential Designation and recommended to City Council placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from SPUD, Simple Planned Unit Development. Also, Planning Commission recommended to City Council that the preliminary plat for VCN Development Addition, a Simple Planned Unit Development be approved.

DISCUSSION:

The proposed 32,000 square foot medical clinic/office development is expected to generate approximately 1,427 trips per day, 93 AM peak hour trips, and 278 PM peak hour trips. The development is proposed for location on the west side of Porter Avenue opposite Sandpiper Lane. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was required to submit a traffic information statement with this application. On behalf of the developer Landes Engineering, LLC, submitted the traffic information statement. 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)
Porter Avenue	4	13,991	1,427	15,418	34,200	40.91	45.08

The proposed development will access Porter Avenue through the existing traffic signal at Sandpiper Lane. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

PUBLIC IMPROVEMENTS.

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Sanitary Sewers.** Sanitary sewer mains are existing..
3. **Sidewalks.** There is an existing sidewalk adjacent to Porter Avenue.
4. **Storm Sewers.** Stormwater runoff will be conveyed to proposed privately maintained detention facility.
5. **Streets.** Porter Avenue paving is existing.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve fire hydrants within the property. There is an existing 12-inch water main located within the Porter Avenue right-of-way

PUBLIC DEDICATIONS.

- 1, **Rights-of-Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATIONS:

Staff recommends approval of the preliminary plat for VCN Development Addition, a Simple Planned Unit Development.

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