



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 5/28/2024

**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-2324-18 PRELIMINARY PLAT FOR SOONER KIA OF NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT, (A REPLAT OF THE AMENDED PLAT FOR STIDHAM ADDITION 1) (LOCATED AT 418 NORTH INTERSTATE DRIVE. PRELIMINARY PLAT CONSISTS OF 4.75 ACRES AND ONE LOT)

### **BACKGROUND:**

This item is a preliminary plat for Sooner Kia of Norman, A Simple Planned Unit Development, (a Replat of the Amended Plat for Stidham Addition No. 1, a Planned Unit Development) located at 418 North Interstate Drive. The preliminary plat consists of 4.75 acres and one lot

Planning Commission, at its meeting of April 11, 2024, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District and Planned Unit Development District. In addition, Planning Commission recommended to City Council the closure of a platted 17' utility easement. Also, Planning Commission recommended to City Council that the preliminary plat for Sooner Kia of Norman, A Simple Planned Unit Development, (a Replat of the Amended Plat for Stidham Addition No. 1, a Planned Unit Development) be approved.

### **DISCUSSION:**

The proposed 34,000 square foot car dealership is expected to generate approximately 404 trips per day, 27 AM peak hour trips, and 35 PM peak hour trips. The development is proposed for location on the west side of N. Interstate Drive between Main Street and Robinson Street. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Traffic Engineering Consultants, Inc. submitted the traffic impact analysis memorandum. 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)
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N. Interstate Drive	2	4,000*	404	4,404	17,100	23.39	25.75
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\* Estimated traffic volume

The proposed development will access N. Interstate Drive from the west by way of two existing driveways. Both intersections on N. Interstate Drive will continue to provide full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

### **PUBLIC IMPROVEMENTS.**

1. **Fire Hydrants.** Fire hydrants are existing.
2. **Sanitary Sewers.** Sanitary sewer main is existing.
3. **Sidewalks.** A sidewalk is existing adjacent to a portion of Interstate Drive. A sidewalk will be constructed to connect to an existing sidewalk to the north.
4. **Drainage.** A new detention facility will be constructed on the western side of the new parking lot.
5. **Streets.** North Interstate Drive paving is existing.
6. **Water Mains.** Water main adjacent to North Interstate Drive is existing.

### **PUBLIC DEDICATIONS.**

1. **Rights-of-Way and Easements.** Right-of-way is existing and all easements will be dedicated to the City with final platting.

### **RECOMMENDATIONS:**

Staff recommends approval of the preliminary plat for Sooner Kia of Norman, A Simple Planned Unit Development, (a Replat of the Amended Plat for Stidham Addition No. 1, a Planned Unit Development).