



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-2324-16 PRELIMINARY PLAT FOR REPLAT OF SALYER ADDITION, (LOCATED AT 2505 WEST MAIN STREET. PRELIMINARY PLAT CONSISTS OF 3.15 ACRES AND TWO LOTS)

BACKGROUND:

This item is a preliminary plat for Replat of Salyer Addition located at 2505 West Main Street. The preliminary plat consists of 3.15 acres and two (2) lots

Planning Commission, at its meeting of April 11, 2024, recommended to City Council placing a portion of this property in the C-2, General Commercial District and removing it from SPUD, Simple Planned Unit Development. Also, Planning Commission recommended to City Council that the preliminary plat for a Replat of Salyer Addition be approved.

DISCUSSION:

The proposed 4,897 square foot automobile service center is expected to generate approximately 106 trips per day, 1 AM peak hour trip, and 7 PM peak hour trips. The development is proposed for location on the north side of Main Street between Interstate Drive and 24th Avenue NW. 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 Olsson 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)
Main Street	6	31,886	106	31,992	58,000	54.98	55.16

The proposed development will access Main Street from the north by way of an existing driveway. This intersection on Main Street will continue to provide limited access because of the Main Street median. 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 mains are existing to serve both lots.
3. **Sidewalks.** There is an existing sidewalk adjacent to Main Street.
4. **Drainage.** There are no additional drainage requirements. The area to be constructed is already impervious.
5. **Streets.** Main Street paving is existing.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An existing 6-inch (6") water main will be upgraded to a 12-inch (12") water main.

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 a Replat of Salyer Addition.