



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/14/2023

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 PP-2324-5: A PRELIMINARY PLAT FOR FRANKLIN WOODS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 36TH AVENUE NW AND WEST FRANKLIN ROAD).

BACKGROUND:

This item is a preliminary plat for Franklin Woods Addition, a Planned Unit Development located at the northeast corner of the intersection of 36th Avenue N.W. and West Franklin Road. This property consists of 60.48 acres. There are 47 proposed single-family lots, 1 large apartment lot and 3 commercial lots, plus several open space areas to be maintained by a Property Owners Association within the property. There is an oil well on the property in the area of the apartments. The oil well will be removed and plugged before the apartment property develops. The Norman Board of Parks Commissioners, at its meeting of September 7, 2023, recommended fee in lieu of park land for Franklin Woods Addition, a Planned Unit Development. Planning Commission, at its meeting of September 14, 2023, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Medium Density Residential Designation to Mixed Use Designation and removal of Special Planning Area 5 and approval of Ordinance No. O-2324-1 placing this property in the PUD, Planned Unit Development and removing it from a-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Franklin Woods Addition, a Planned Unit Development.

DISCUSSION:

The proposed development, which includes 350 multifamily apartment units, 47 single-family residential lots, and approximately 30,185 square feet of small retail or office space, is expected to generate approximately 4,328 trips per day, 228 AM peak hour trips, and 392 PM peak hour trips. Obviously being 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 driveway relative to existing streets and/or driveways along 36th Avenue NW. 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)
36 th Avenue NW	2*	6,600	1,896**	8,496	17,100	38.60	49.68
Franklin Road	2	2,200	928**	3,128	17,100	12.87	18.29
N. Interstate Drive	2	7,400	1,504	8,904	17,100	43.27	52.07

*36th Avenue NW is proposed, as part of the City’s 2012 Transportation Bond Program, to be widened from 2 lanes to 4 lanes, pending federal grant funding.

**Multifamily Housing Trip Generation driveway split is 60% on 36th Avenue NW and 40% on Franklin Road.

The proposed development will have five access points, the multifamily development access is proposed via one full-access driveway on 36th Avenue NW and one full-access driveway on Franklin Road, the single-family development would have one full-access public street connection on 36th Avenue NW, and the retail/office development would have two full-access driveways on N. Interstate Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

While no negative traffic impacts are anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$194.66 per PM peak hour trip for a series of future traffic signals on 36th Avenue NW intersecting Indian Hills Road and Franklin Road. As a result, \$6,625.39 in traffic impact fees for these two intersections on 36th Avenue NW 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 and City standards. Their locations have been approved by the Fire Department. Larger lots may require additional fire hydrants 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 several proposed privately-maintained detention facilities.
3. **Sanitary Sewers**. Sanitary sewer mains will be installed to serve the property. They will connect to the existing northwest sanitary sewer interceptor.

4. **Sidewalks**. Sidewalks will be constructed adjacent to Franklin Road, Interstate Drive and 36th Avenue N.W. Sidewalks will be constructed adjacent to interior streets and open space areas.
5. **Streets**. Interstate Drive is existing. Franklin Road will be constructed in accordance with City paving standards. Thirty-sixth Avenue N.W. will be constructed in accordance with the 36th Avenue Bond Project. With final platting of the property fronting 36th Avenue N.W., staff will recommend deferral of street and sidewalk improvements. The engineer for the applicant has made a request for a variance in the cul-de-sac length for Redbrick Drive.
6. **Water Mains**. A twelve-inch (12") water main is existing adjacent to Franklin Road and a portion of Interstate Drive. A 12-inch (12") water main will be installed for property fronting Interstate Drive. There is an existing twenty-four-inch (24") water main adjacent to 36th Avenue N.W.
7. **WQPZ**. The proposed open spaces contain WQPZ (Water Quality Protection Zone). With final platting, these areas will be controlled by easements and covenants.
8. **Flood Plain**. There is flood plain within the property. There is no flood plain located within the residential properties. The Flood Plain Permit Committee approved Flood Plain Permit No. 687 on August 21, 2023 for the proposed street crossing the flood plain east of 36th Avenue N.W.
9. **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 Franklin Woods Addition, a Planned Unit Development and variance in the cul-de-sac length since Redbrick Drive will be built as a four lane divided boulevard providing multiple lanes in case of a street blockage.