



## 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 ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-7: A PRELIMINARY PLAT FOR CRIMSON FLATS ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE).

---

### **BACKGROUND:**

This item is a preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development that is located at the northeast corner of Imhoff Road and Oakhurst Avenue. The preliminary plat proposes residential dwelling units for this property. The property consists of 4.99 acres with two lots. The Norman Board of Park Commissioners, at their meeting on October 5, 2023, recommended fee in lieu of park land. Planning Commission, at its meeting of October 12, 2023, recommended approval of Ordinance No. O-2324-22 placing this property in the SPUD, Planned Unit Development and removing it from PUD, Planned Unit Development. In addition, Planning Commission recommended approval of the preliminary plat for Crimson Flats Addition, a Simple Planned Unit Development to City Council.

### **DISCUSSION:**

The proposed Affordable Housing Project, currently administered by the City of Norman, with forty one-bedroom units, eleven two-bedroom units, and twenty-four three-bedroom units is expected to generate approximately 540 trips per day, 36 AM peak hour trips, and 43 PM peak hour trips. The development is proposed for location on the northeast corner of the Oakhurst Avenue intersection with Imhoff Road. Being well below half of the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer is not required to submit a traffic impact study with this application. On behalf of the developer, Traffic Engineering Consultants, Inc. submitted a traffic impact memorandum. No traffic operational issues are anticipated due to the development. The City of Norman is the developer of this project.

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)
Imhoff Road	3	3,093	486	3,579	18,900	16.37	18.94
Oakhurst Avenue	2	1,500	54	1,554	17,100	8.77	9.09

The proposed development will access Oakhurst Avenue from the east by one proposed, full access drive. The proposed development will also access Imhoff Road from the north by one proposed, full access driveway. The access points meet the driveway requirements in the City's Engineering Design Criteria. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

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.
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 facility.
3. **Sanitary Sewers**. Sanitary sewer is existing.
4. **Sidewalks**. Sidewalks will be required adjacent to Imhoff Road and Oakhurst Avenue.
5. **Streets**. Oakhurst Avenue is existing. Imhoff Road will be constructed in accordance with approved plans and City paving standards. Imhoff Road is classified as a Minor Urban Arterial.
6. **Water Mains**. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve fire hydrants. There is an eight-inch (8") water main adjacent to Oakhurst Avenue and a 12-inch (12") water main adjacent to Imhoff Road.
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 Crimson Flats Addition, a Simple Planned Unit Development.