



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/27/25

REQUESTER: Ken Danner, Subdivision Development Manager
David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-11: A PRELIMINARY PLAT FOR VICTORY FAMILY CHURCH 2024 PARKING (FORMERLY BIO-CIDE EAST PARK GENERALLY LOCATED ONE-HALF MILE NORTH OF WEST TECUMSEH ROAD BETWEEN FLOOD AVENUE US HIGHWAY 77) AND 24TH AVENUE N.W.

BACKGROUND:

This item is a preliminary plat for Victory Family Church 2024 Parking generally located one-half mile north of West Tecumseh Road between Flood Avenue (US Highway 77) and 24th N.W. This property consists of 10.28 acres with a proposed parking lot on 1 lot. The church proposes to expand construction of buildings on their north site. As a result, parking will be removed from that area of the new structure. In addition, it should be noted the drive serving the church north of Venture Drive will be relocated to align with Venture Drive for a future traffic signal.

City Council, at its meeting of October 5, 1982, adopted Ordinance No. O-8283-17 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

Planning Commission, at its meeting of April 10, 2025, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Institutional Designation and removing it from Industrial Designation. Also, Planning Commission recommended to City Council adopting Ordinance No. O-2425-35 placing this property in the I-1, Light Industrial District with Special Use for a Church, Temple or other place of Worship. In addition, Planning Commission recommended to City Council the approval of the preliminary plat for Victory Family Church 2024 Parking.

DISCUSSION:

Victory Family Church desires to expand their facilities in a future phase. Those plans involve facility construction where parking currently exists. This phase of the project is to relocate parking in anticipation of future construction. The modified parking also includes the elimination of a driveway onto Flood Avenue just to the north of the Venture Drive intersection and the

relocation of this driveway to intersect Flood Avenue opposite Venture Drive in support of a future signalization project with the Oklahoma Department of Transportation. No negative impacts are anticipated.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Flood Avenue	4	30,000*	0	30,000	34,200	87.72	87.72

* Estimated AADT

As no new construction is expected that will generate additional trips with this application, no traffic impact analysis was required. While no negative impacts are anticipated, the plans for the parking expansion mesh very well with the plans for the future traffic signal on Flood Avenue at Venture Drive. The location of the new driveway opposite Venture Drive will also involve the elimination of an existing driveway on Flood Avenue which have a positive effect on Flood Avenue traffic movement.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be reviewed by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers**. Sanitary sewer is existing.
4. **Sidewalks**. Sidewalks will be constructed adjacent to North Flood Avenue. Sidewalks are not required adjacent to 24th Avenue N.W. since it is classified as a collector street.
5. **Storm Sewers**. This property will utilize detention to convey storm water runoff.
6. **Streets**. Flood Avenue and 24th Avenue N.W. are existing.
7. **Water Mains**. Water is existing adjacent to Flood Avenue and 24th Avenue N.W.
8. **Public Dedications**. All easements will be dedicated to the City with final platting.
9. **WQPZ**. There is Water Quality Protection Zone on a portion of the property. There are no plans to build structures within this area. Covenants will be required with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Victory Family Church 2024 Parking.