CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 11/10/26

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-2627-4: PRELIMINARY PLAT FOR 108TH AVENUE BUSINESS ADDITION (LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 9 AND 108TH AVENUE S.E.) (WARD 5).

BACKGROUND:

This item is a preliminary plat for 108th Avenue Business Addition located at the southeast corner of the intersection of State Highway No. 9 and 108th Avenue S.E. This property consists of 4.5468 acres and one (1) lot. The proposal is a retail store.

City Council, at its meeting of November 12, 1985, adopted Ordinance No. O-8586-26 placing this property in the TC, Tourist Commercial District and removing it from A-2, Rural Agricultural District. Planning Commission, at its meeting of October 8, 2026, on a vote of 5-2, recommended to City Council approval of the preliminary plat for 108th Avenue Business Addition.

DISCUSSION:

The proposed 9,100 square-foot retail development is proposed for location on the east side of 108th Avenue S.E. and south of State Highway 9. The site will contain a single point of access onto 108th Avenue S.E. and is expected to generate 28 AM peak hour trips, 61 PM peak hour trips, and 579 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was completed and submitted by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

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)
108th Avenue SE	2	1,500 (Est.)	579	2,079	17,100	8.77	12.16
State Highway 9	5	18,000 (Est.)	500	18,500	36,000	50.00	51.39

The proposed development will access 108th Avenue S.E. by way of a single, full-access driveway. Because 108th Avenue S.E. is a collector roadway, it is exempt from the driveway spacing requirements in the City's Engineering Design Criteria (EDC). However, the corner clearance along 108th Avenue S.E. from the existing State Highway 9 intersection to the proposed driveway for the Dollar General is 193 feet versus and EDC requirement of 200 feet. The designer decided to shift the driveway south to comply with the 200-foot requirement rather than submit a Request for Variance. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no applicable traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Permanent Markers**. Permanent markers will be installed prior to filing of the final plat.

2. **Sanitary Sewers**. A private sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

3. **Storm Sewers**. 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 facilities located throughout the property.

4. **Streets**. State Highway 9 is existing. 108th Avenue S.E. is designated as a rural collector.

5. **Water Mains**. A water well will be installed in accordance with City and Oklahoma Department of Environmental Quality Standards.

6. **WQPZ**. This property contains the Water Quality Protection Zone. However, there are no proposed structures within the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ with final platting. Additionally, NCC 30-411 states that septic systems must be a minimum of 200 feet away from the top of the bank of any stream or waterbody in the WQPZ. The proposed septic system is compliant with this requirement.

7. **Public Dedications.** All required easements and rights-of-way will be dedicated to the City on the final plat.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat PP-2627-4 for 108th Ave. Business Addition.