



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/28/25

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-2425-5 PRELIMINARY PLAT FOR 12TH AVENUE NW INDUSTRIAL (GENERALLY LOCATED ON THE WEST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD).

BACKGROUND:

This item is a preliminary plat for 12TH Avenue NW Industrial and is generally located on the west side of 12th Avenue N.W. and approximately one-half mile north of Rock Creek Road. This property consists of 30.24 acres and 3 lots. An industrial building is proposed for Lot 1, a proposed church for Lot 2 and Lot 3 has several contractor buildings.

City Council, on December 30, 1969, adopted Ordinance No. 2235 placing this property in the I-2, Heavy Industrial District. Planning Commission, on November 14, 2024, recommended to City Council that the preliminary plat for 12th Avenue NW Industrial be approved.

DISCUSSION:

The proposed 77,040 square foot light-industrial use facility, which includes a 606 seat Church, is expected to generate approximately 649 trips per day, 83 AM peak hour trips, and 88 PM peak hour trips. The development is proposed for location on the west side of 12th Avenue NW, approximately 0.3 miles north of Rock Creek Road in Norman. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this development as well as discussion regarding the proposed driveway relative to existing streets and/or driveways. On behalf of the developer, Blew & Associates submitted the traffic impact analysis memorandum. 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)
12 th Avenue NW	2	2,250*	649	2,899	17,100	13.16	16.95

* Estimated AADT

The proposed development will access 12th Avenue NW from the west by two access points, one is a 34' wide public street and the second is a private driveway located between Rock Creek Road and Piper Street. Both access points on 12th Avenue NW will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. The development need to meet any OU Max Westheimer Airport aviation clearance requirements in the area especially for the proposed 606 seat Church.

While no negative traffic impacts are anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$227.00 per PM peak hour trip for future traffic signalization of the 12th Avenue NW intersection with Rock Creek Road. As a result, \$20,016.86 in traffic impact fees 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. Their locations 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 mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. A portion of off-plat sanitary sewer main will be installed north of this property.
4. **Sidewalks.** A sidewalk will be required adjacent to 12th Avenue N.W. Staff will recommend deferral of the sidewalk adjacent to 12th Avenue N.W. with final platting.
5. **Storm Sewers.** This property will utilize detention facilities to convey storm water runoff. Drainage easements are required for the detention facilities.
6. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.W. will be constructed as an arterial street. Staff will recommend deferral with final platting.
7. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is a portion of 12" water main adjacent to 12th Avenue N.W. A 12" water main will be extended adjacent to 12th Avenue N.W. to the south end of the property.
8. **WQPZ.** The property contains Water Quality Protection Zone. The engineer for the developer is utilizing WQPZ averaging. With final platting, covenants are required to protect the WQPZ.

9. Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for 12th Avenue NW Industrial.