



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/26/25

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-2526-2: PRELIMINARY PLAT FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT, (A REPLAT OF MONROE ADDITION) GENERALLY LOCATED 830' SOUTH OF IMHOFF ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (2880 CLASSEN BOULEVARD).

BACKGROUND:

This item is a preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development located at 2880 Classen Boulevard. This property consists of 2.75 acres and one (1) lot. The owner/developer proposes a mixed use of retail and multifamily within the property.

The Norman Board of Parks Commissioners, at its meeting of July 3, 2025, recommended fee in lieu of park land for the residential component.

Planning Commission, at its meeting of July 10, 2025, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District. In addition, Planning Commission recommended approval of the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development (a Replat of Monroe Addition).

DISCUSSION:

The proposed mixed-use development is proposed to contain 13,300 square feet of retail space and 17 single-family attached dwelling units to be located on the west side of Classen Boulevard (US 77) and north of State Highway 9 and the existing OnCue. The site will contain a single point of access onto Classen Boulevard and is expected to generate 39 AM peak hour trips, 98 PM peak hour trips, and 846 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 prepared for the application 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)
Classen Boulevard	5	23,000	846	23,846	36,000	63.89	66.24

The proposed development will access Classen Boulevard by way of a single, full access driveway. The site frontage is such that it is not possible for a proposed access location to meet all of the requirements in the City's Engineering Design Criteria related to driveway spacing and distances from public street intersections. As such, a Request for Variance will be required. The designer has taken great care to locate the proposed access point at the best possible location. As such, Staff will be able to support the Request for Variance. However, ODOT, as the maintenance provider for Classen Boulevard (US Highway 77) will be required to approve the proposed access location. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are no traffic impact fees to be collected in the area.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** A fire hydrant will be installed to City standards for fire protection.
2. **Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.
3. **Sanitary Sewers.** The site has an existing sanitary sewer.
4. **Sidewalks.** A sidewalk exists adjacent to a portion of Classen Boulevard. A sidewalk will be constructed to complete the sidewalk across the frontage of the property.
5. **Storm Sewers.** A detention facility will be constructed in the southwestern part of the property to control stormwater runoff.
6. **Streets.** Classen Boulevard is existing.
7. **Water Mains.** There is an existing 16" water main adjacent to Classen Boulevard. An interior water line will be installed to serve fire hydrant.
8. **Public Dedications.** All easements will be dedicated to the City with final platting. Right-of-way is existing.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for 2880 Classen Blvd. Addition, a Simple Planned Unit Development (a Replat of Monroe Addition).