



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/25/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED SOUTH OF ROBINSON STREET BETWEEN PORTER AVENUE AND FINDLAY AVENUE).

BACKGROUND:

This item is a preliminary plat for Norman Regional Health System Porter Campus Addition, a Planned Unit Development, generally located 260' south of Robinson Street between Porter Avenue and Findlay Avenue. The preliminary plat consists of 29+ acres and nine (9) lots. Lot 1, Block 1, is the City of Norman Senior Wellness Center; Lot 2, Block 1, is a proposed Behavioral Health Center facility; Lot 3, Block 1, is a proposed Variety Care facility; Lot 4, Block 1, is a proposed Open Space; Lot 5, Block 1, is a proposed mixed-use facility; and Lot 6, Block 1, is a proposed office building. Lot 1, Block 2, contains existing medical facilities; Lot 2, Block 2, is the existing EMSTAT facility; and Lot 3, Block 2, is a proposed mixed-use facility.

The Norman Board of Parks Commissioners, at its meeting of December 9, 2021, (special meeting), recommended a fee in lieu of park land requirements for Norman Regional Health System Porter Campus Addition, a Planned Unit Development, for any potential residential component. Planning Commission, at its meeting of December 9, 2021, by a vote of 7-0, recommended to City Council to amend the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation. Also, Planning Commission recommended to City Council that this property be placed in the PUD, Planned Unit Development, and removed from R-1, Single-Family Dwelling District; C-3, Intensive Commercial District; and O-1, Office-Institutional District. In addition, Planning Commission recommended approval of the preliminary plat for Norman Regional Health System Porter Campus Addition, a Planned Unit Development.

DISCUSSION:

The proposed redevelopment of the existing Norman Regional Health Systems (NRHS) which includes medical care facilities, educational facilities, and other commercial land uses is expected to generate approximately 5,014 trips per day, 518 AM peak hour trips, and 502 PM peak hour trips. Traffic capacities on Porter Avenue, Robinson Street, and Findlay Avenue

exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. However, there was a considerable delay expected at the signalized intersection of Robinson Street and Porter Avenue which results in an unacceptable level of service for the intersection. Traffic impact fees to bring the intersection back to an acceptable level of service have been calculated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Porter Avenue	4	16,301	1,905	18,215	34,200	47.69	54.26
Robinson Street	4	24,159	2,306	26,465	34,200	70.64	77.38
Findlay Avenue	2	2,605	602	3,207	17,100	15.23	18.75

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in November 2021. The development will feature ten total access points. Four of these are located along Porter Avenue, five will be along Findlay Avenue and one will be along Robinson Street. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, due to the increase in delay anticipated at the signalized intersection of Robinson Street and Porter Avenue, a modification to the eastbound Robinson Street approach to Porter Avenue along with signal timing adjustments is recommended with staff concurrence. The modification includes adding a right turn lane for the eastbound approach to turn south onto Porter Avenue. The estimated cost of construction for this exclusive right turn lane is \$250,000.

Traffic impact fees were calculated based on the amount of trips for the redevelopment and the cost estimate mentioned previously. The traffic impact fee was calculated to be \$64.50 per trip for a total of \$21,420. Traffic impact fees broken down separately for the NRHS portion of the development will be \$19,030 and the City of Norman Senior Wellness Center will be \$2,390. The traffic impact fees should be collected with the filing of the Final Plat.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers.** A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be constructed adjacent to all public streets.
5. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be

conveyed to privately maintained detention facilities. With the overall proposal, there is less impervious cover than what is existing.

6. **Streets**. Porter Avenue is part of a City of Norman Streetscape Project. Findlay Avenue is existing. The new interior street will be constructed to City standards with final platting.
7. **Water Main**. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to Porter Avenue. There is an existing 6-inch water main adjacent to Findlay Avenue. There is a proposed 8-inch water line adjacent to a new interior street.

PUBLIC DEDICATIONS.

1. **Rights-of Way and Easements**. All rights-of-way and easements will be dedicated to the City with final platting.
2. **Park Land**. The Norman Board of Parks Commissioners recommended fee in lieu of park land requirements for any proposed residential area.

RECOMMENDATION:

Staff recommends approval of the preliminary plat for Norman Regional Health System Porter Campus Addition, a Planned Unit Development.