



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 ALAMEDA GARDEN CENTER AND A WAIVER FOR DRIVEWAY SPACING. (GENERALLY LOCATED WEST OF OLIPHANT AVENUE BETWEEN ALAMEDA DRIVE AND ALAMEDA STREET).

BACKGROUND:

This item is a preliminary plat for Alameda Garden Center generally located west of Oliphant Avenue between Alameda Drive and Alameda Street.

Planning Commission at its meeting of December 9, 2021, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan for this property from Country Residential Designation to Commercial Designation. Also, Planning Commission recommended that this property be placed in the CR, Rural Commercial District, from RE, Residential Estates District. In addition, Planning Commission, on December 9, 2021, recommended to City Council the approval of the preliminary plat for Alameda Garden Center.

DISCUSSION:

The proposed 800 square foot garden center in this Preliminary Plat (PP) is expected to generate approximately 55 trips per day, 2 AM peak hour trips, and 6 PM peak hour trips. 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 addition. The development is proposed for location on the south side of Alameda Drive approximately 300 feet west of Oliphant Avenue.

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 USE (PROJECTED)
Alameda Drive	2	2,500	55	2,555	17,100	14.62	14.94

The proposed addition will access Alameda Drive to the north of the development and Alameda Street to the south. The access to Alameda Street does not meet the requirements for driveway

spacing in the City's Engineering Design Criteria. The developer has submitted a letter requesting a variance to the Director of Public Works. Staff can support this request for variance. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated.

PLATTING INFORMATION:

1. Fire Protection. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Any private system will require the Oklahoma Department of Environmental Quality approval.
3. Streets. Alameda Drive will include a paved shoulder toward the western end of the property. There is an existing paved shoulder serving the majority of the property. Alameda Street is existing.
4. Water. Private water system for this property will require City and Oklahoma Department of Environmental Quality approvals.
5. Trail. A 20' width trail easement will be required adjacent to Alameda Drive.

This property consists of 5.89 acres and one (1) lot. The proposal is a garden center serving the area.

RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat for Alameda Garden Center.