



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/9/2024

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-2 PRELIMINARY PLAT FOR INDIAN HILLS MARKET ADDITION (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INDIAN HILLS ROAD AND 12TH AVENUE N.E.)

BACKGROUND:

This item is a preliminary plat for Indian Hills Market Addition located at the southwest corner of the intersection of Indian Hills Road and 12th Avenue N.E. This property consists of 93.94 acres. Of the 93.94 acres, 69.57 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of five (5) Rural Commercial lots and two (2) open space areas containing detention and WQPZ. Planning Commission, at its meeting of November 9, 2023, recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Commercial Designation and the removal from Special Planning Area 6 (SPA-6) (Community Separator) and approval of Ordinance No. O-2324-10 placing this property in the CR, Rural Commercial District and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Indian Hills Market Addition.

DISCUSSION:

The proposed development, which includes approximately 113,256 square feet of commercial development is expected to generate approximately 4,191 trips per day, 95 AM peak hour trips, and 385 PM peak hour trips. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis, for developments south of Indian Hills Road and east and west of 12th Avenue NE, documenting the trip generation information for this addition as well as a discussion regarding the proposed driveways relative to existing streets and/or driveways along Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Indian Hills Road	2	2,700	4,191*	6,891	17,100	15.79	40.30
12 th Avenue NE	4	14,250	1,676*	15,926	34,200	41.67	46.57

*Single-family housing trip distribution driveway split is 5% on 24th Avenue NE and 100% on Tecumseh Road

The proposed development will have two full-access driveway connections on Indian Hills Road and no direct access to 12th Avenue NE. The furthest west driveway on Indian Hills Road is located more than 850 feet from any existing or proposed driveways. The driveway closest to 12th Avenue NE will be 200 feet from the existing traffic signal at the Indian Hills Road intersection with 12th Avenue NE. The location of this access point is too close to the traffic signal and does not meet the minimum driveway spacing requirement in the Engineering Design Criteria. A request for a variance will be required. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fire Protection.** Public water mains are not available for fire hydrants. The Norman Fire Department will provide fire protection.
2. **Drainage.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be installed for the conveyance of storm water. A property owners association will be established for the maintenance of the detention facilities.
3. **Sanitary Sewers.** Private individual sewage systems will be installed in accordance with approved plans and City and State Department of Environmental Quality standards for each lot.
4. **Sidewalks.** Sidewalks will be installed adjacent to Indian Hills Road and 12th Avenue N.E as part of the commercial development.
5. **Streets.** Indian Hills Road will be constructed as principal urban arterial street. Twelfth Avenue N.E. is existing. Staff may recommend deferral of the street improvements with final platting.
6. **Water Mains.** There are no City water mains located in the area. The proposed commercial lots will need to be served by private water wells. Their approvals will be through the City of Norman and Oklahoma Department of Environmental Quality.
7. **WQPZ.** There is WQPZ, Water Quality Protection Zone within the property. With final platting of the WQPZ area a drainage easement and covenants will be required to protect the area.
8. **Public Dedications.** All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS:

Based upon the above information, staff recommends approval of the preliminary plat for Indian Hills Market Addition.