



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-2324-1 PRELIMINARY PLAT FOR THE SHOPPES AT INDIAN HILLS ADDITION (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF INDIAN HILLS ROAD AND 12TH AVENUE N.E.)

BACKGROUND:

This item is a preliminary plat for Shoppes at Indian Hills Addition located at the southeast corner of the intersection of Indian Hills Road and 12th Avenue N.E. This property consists of 156.91 acres. Of the 156.91 acres, 121.35 will remain as A-2, Rural Agricultural without any proposal. The remainder of the property is for development that will consist of seven (7) Rural Commercial lots and three (3) open space areas containing detention/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-2324-9 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 Shoppes at Indian Hills Addition.

DISCUSSION:

The proposed development, which includes approximately 174,240 square feet of commercial development is expected to generate approximately 6,449 trips per day, 146 AM peak hour trips, and 592 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	6,449*	9,149	17,100	15.79	53.50
12 th Avenue NE	4	14,250	2,580*	16,830	34,200	41.67	49.21

* Commercial development trip distribution is assumed to be 100% on Indian Hills Road and then 40% on 12th Avenue NE

The proposed development will have four full-access driveway connections on Indian Hills Road and no direct access to 12th Avenue NE. Moving east from 12th Avenue NE, the closest driveway is located closer to an existing driveway than the City's Engineering Design Criteria (EDC) allow. A request for a variance for this first driveway with respect to driveway spacing will be necessary. The next driveway to the east is located closer to an existing driveway than the EDC allows. A request for a variance for this second driveway with respect to driveway spacing will be necessary. The next driveway to the east is located closer to the driveway to the west as well as to an existing street to the east than the EDC allows. A request for a variance for this third driveway with respect to driveway spacing will be necessary. The final driveway will be located closer to the next driveway to the east than the EDC allows. A request for variance for this fourth driveway with respect to driveway spacing will be necessary. 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.

9. **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 Shoppes at Indian Hills Addition.