



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/11/2022

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 PRELIMINARY PLAT P-2223-2 FOR LOTS 2, 3, AND 6, BLOCK 1, A REPLAT OF LOTS 2 AND 3, BLOCK 1 FOR JENNINGS ESTATES NO. 1 ADDITION, (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MAIN STREET AND 24TH AVENUE WEST).

BACKGROUND:

This item is a preliminary plat for Lots 2, 3 and 6, Block 1, a Replat of Lots 2 and 3, Block 1, Jennings Estates No. 1 Addition and generally located south of West Main Street and east of 24th Avenue S.W. This property consists of 5.2 acres and 3 commercial lots.

Planning Commission, at its meeting of September 8, 2022, Planning Commission recommended the preliminary plat for Lots 2, 3 and 6, Block 1, a Replat of Lots 2 and 3, Block 1, Jennings Estates No. 1 Addition be approved.

DISCUSSION:

A re-plat of a portion of Block 1 of the Jennings Estates No. 1 Addition will add a new lot just to the west of the existing Panera Bread building. On this new lot, it is anticipated that a 2,600 square foot restaurant with drive-through window could be located. The new lot is expected to generate approximately 1,290 trips per day, 118 AM peak hour trips, and 85 PM peak hour trips.

STREET	NO. OF LANES	PROPOSED DEVELOPMENT (Veh/day)	EXISTING TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Main Street	6	1,096	26,068	27,164	58,000	44.94	46.83
24th Avenue SW	4	194	18,559	18,753	34,200	54.27	54.83

While the anticipated trip generation for this new lot may exceed the threshold (>100 peak hour trips) for when a traffic impact study is completed, the infrastructure at this location is largely built-out. Nothing new would be gained by completion of a traffic study as there is no proposed change to any of the access. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

PUBLIC IMPROVEMENTS:

1. **Sanitary Sewer**. A sanitary sewer main will be extended to serve Lot 6, Block 1 in accordance with approved plans and City and Department of Environmental Quality standards
2. All remaining improvements are existing

PUBLIC DEDICATIONS.

1. **Easements**. All required easements will be dedicated to the City on the final plat.
2. **Rights-of-Way**. West Main Street street right-of-way are existing.

RECOMMENDATION:

Staff recommends approval of the preliminary plat for Lots 2, 3 and 6, Block 1, a Replat of Lots 2 and 3, Block 1, Jennings Estates No. 1 Addition.