



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/24/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR AVADON TERRACE ADDITION. (GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE NORTH OF ROBINSON STREET ON THE WEST SIDE OF PORTER AVENUE).

BACKGROUND:

This item is a preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development, that is generally located approximately one-half mile north of Robinson Street on the west side of Porter Avenue. The preliminary plat contains 4.05 acres with 24 single family residential lots and two (2) common areas and 3.38 acres serving the existing Masonic Lodge. With the subdividing of the Masonic Lodge platted lot, a Replat for Masonic Lodge will need to go through the process at a later date.

Planning Commission, at its meeting of April 14, 2022, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Medium Density Residential Designation and removing it from Institutional Designation and recommended to City Council placing a portion of this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District with Permissive Use for a Masonic Lodge. Also, Planning Commission recommended to City Council that the preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development be approved.

DISCUSSION:

The proposed 24 single-family residential lots are expected to generate approximately 283 trips per day, 27 AM peak hour trips and 29 PM peak hour trips. This projected traffic volume is below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), so the developer did not submit a traffic impact memorandum. The values in the table below were calculated using the Trip Generation Manual, 9th Edition by the Institute of Transportation Engineers. The development is proposed for location on the northwest corner of the intersection of Sandpiper Lane and Porter Avenue. Since no traffic counts were taken, the Trip Generation Manual was also used to estimate the amount of weekday trips on Sandpiper Lane for the Sutton

Place addition located on the west side of Porter Avenue. The east side of Porter Avenue currently consists of the Masonic Lodge which currently has 34 parking stalls connected to the west access drive of Sandpiper Lane. Under the maximum scenario, 34 weekday trips were estimated for Sandpiper Lane on the west side of Porter Avenue.

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)
Sandpiper Lane	2	2,840	283	3,123	13,680	20.76	22.83
Porter Avenue	4	13,869	283	14,152	36,000	38.53	39.31

The proposed addition will access Porter Avenue to the east of the development by way Sandpiper Lane at the signalized intersection with Porter Avenue. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. The cost of any modifications or adjustments needed to the existing signalized intersection of Porter Avenue and Sandpiper Lane are the responsibility of the owner/developer of Avadon Terrace, Hampton Investments Prime, LLC.

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. **Sanitary Sewers.** Sanitary sewer mains will be installed to serve the development. These improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. **Sidewalks.** Sidewalks will be constructed adjacent to the interior residential streets. There is an existing sidewalk adjacent to Porter Avenue.
4. **Storm Sewers.** Stormwater runoff will be conveyed to proposed privately maintained detention facility.
5. **Streets.** Interior streets will be constructed in accordance with approved plans and City paving standards. Porter Avenue paving is existing.
6. **Water Mains.** 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 located within the Porter Avenue right-of-way

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.** A fee in lieu of park land will be required with final platting.

RECOMMENDATIONS:

Staff recommends approval of the revised preliminary plat for Avadon Terrace Addition, a Simple Planned Unit Development.