



**To:** Jane Hudson, Principle Planner

**From:** Shawn O'Leary, Director of Public Works

**Date:** February 3, 2016

**Subject:** Destin Landing Master Development Plan  
Planning Commission Applications R-1415-84 & O-1415-33

I am writing to provide feedback from the City Department of Public Works with regard to the captioned land use and zoning applications which will be considered by the Norman Planning Commission on Thursday, February 11, 2016. Public Works staff have worked closely on this development proposal with the developer and his design team for over a year.

I recognize that the 762-acre Destin Landing proposal is unusual and unique to Norman due to its large size, its diversity of land uses and its complex infrastructure implications. In addition, the developer has requested that Destin Landing be considered at this time as a Master Development Plan, which is being presented as a Planned Unit Development (PUD) without the conventional Preliminary Plat. This is a departure from current City development codes and standards.

Following extensive dialogue with the developer and his design team and further research on Master Development Plans throughout the United States, Public Works staff concluded that the ideal approach to administration of this proposal without the conventional preliminary plat requirements is for the developer to submit a detailed PUD narrative and master infrastructure analyses/reports for transportation systems; storm water systems; water systems; sanitary sewer systems; and parks systems. Public Works staff reviewed the Transportation Master Plan and the Storm Water Master Plan. Other City departments reviewed the other master infrastructure plans and their staff will provide separate memos for your consideration.

**TRANSPORTATION MASTER PLAN:**

The Master Transportation Plan was prepared by SMC Engineers of Oklahoma City. The cover page is attached. Destin Landing, at full build-out, will generate significant additional traffic. Including over 45,000 new trips per day or nearly 4,000 PM peak hour trips. A robust transportation system will be needed to support this development including improvements to Cedar Lane Road, Post Oak Road and 36<sup>th</sup> Avenue SE. Other improvements may be needed to the two surrounding state highway systems on State Highway 9 and U.S. Highway 77 (Classen Boulevard). The attached detailed summaries are provided by Mr. David Riesland, P.E., City Traffic Engineer.

**STORM WATER MASTER PLAN:**

The Master Storm Water Plan was prepared by SMC Engineers of Oklahoma City. The proposed development is located in the Lake Thunderbird watershed. Lake Thunderbird is an impaired body of water according to the U.S. Environmental Protection Agency

office memorandum

(EPA) and the Oklahoma Department of Environmental Quality (ODEQ). The City Council adopted a Water Quality Protection Zone (WQPZ) Ordinance in June 2011 to address future development in the Lake Thunderbird watershed. Effective January 2016, the City has begun implementation of its Total Maximum Daily Load (TMDL) Monitoring and Compliance Plan as required by ODEQ. All of these efforts are designed to reduce future storm water pollution in the Lake Thunderbird watershed and thus improve the water quality in the lake. Lake Thunderbird provides approximately 70 percent of Norman's domestic water supply as well as water service to the Cities of Del City and Midwest City.

While Destin Landing proposes to exceed Norman's current impervious area coverage standards within several of the development models, the overall coverage of the development does not exceed Norman's standards due to the provision of open spaces. City staff has struggled with this issue because we are unaccustomed with coverage standards of up to 85 percent or 20 percent higher than current Norman standards of 65 percent. The developer has assured staff that storm water systems will be designed to accommodate the higher impervious coverage within each development area.

The attached detailed summary of the Storm Water Master Plan is provided by Mr. Todd McLellan, P.E., City Development Engineer.

**RECOMMENDATION:**

It is recommended that Applications R-1415-84 and O-1415-33 be approved on the condition, as addressed in the PUD Narrative, that all future development in Destin Landing be subject to the City's Subdivision Regulations and Preliminary Plat requirements.

Thank you for this opportunity.

cc: Susan Connors, Director of Community Planning and Development  
Scott Sturtz, City Engineer  
Ken Danner, Subdivision Development Manager