



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: PP-1112-8

File ID: PP-1112-8

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 12/19/2011

File Name: Village at Oakhurst Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR THE VILLAGE AT OAKHURST, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE NORTHWEST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE)

ACTION NEEDED: Motion to approve or reject the Preliminary Plat for the Village at Oakhurst, a Planned Unit Development.

ACTION TAKEN: _____

Notes:

Agenda Date: 02/28/2012

Agenda Number: 27

Attachments: Attachment A, Village at Oakhurst Location Map, Staff Report, Village at Oakhurst Prelim Plat, Village at Oakhurst Prelim Site Plan, Village at Oakhurst Transportation Impacts, Village at Oakhurst Pre-Development Summary, Village at Oakhurst Greenbelt Summary, Village at Oakhurst GES, 1-12-12 PC Minutes - Villages at Oakhurst, Agenda Item

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|----------|-------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------|--------------|-----------|--------------|---------|
| 1 | Planning Commission | 01/12/2012 | Recommended for Adoption at a subsequent City Council Meeting | City Council | | | |
| | Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council | | | | | | |
| 1 | Planning Commission | 01/12/2012 | | | | | |
| 1 | City Council | 02/28/2012 | | | | | |

Text of Legislative File PP-1112-8

body

BACKGROUND: This item is a preliminary plat for The Village at Oakhurst Addition and is located at the northwest corner of the intersection of Oakhurst Avenue and Imhoff Road. This property consists of approximately 16.44 acres on two (2) developable lots. The proposal is multifamily and office/church.

Planning Commission, at its meeting of January 12, 2012, on a vote of 6-2 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation (office and/or residential uses) and that this property be placed in the Planned Unit Development (PUD) and removed from CO, Suburban Office Commercial District zoning classification. Also, Planning Commission, at its meeting of January 12, 2012, on a vote of 6-2 recommended to City Council that the preliminary plat for The Village at Oakhurst Addition, a Planned Unit Development be approved.

On July 12, 2005, City Council approved the preliminary plat for Crimson Creek Addition on the same parcel. That plat included 19.28 acres, 4 lots and 16 commercial office buildings. One lot was developed in 2006 with two (2) commercial office buildings platted as Crimson Creek Addition, Section 1. The remainder of this plat expired on July 12, 2010.

DISCUSSION: The site plan for the proposed Village at Oakhurst project involves the development of apartments and a Church. There is a chance that some of the apartment units could be replaced with office space. The location of this project is proposed for the northwest corner of the intersection of Imhoff Road and Oakhurst Avenue. Primary access to the development will be from a series of driveways along Imhoff Road. Church access has been discussed along Imhoff, along Oakhurst, and along one of the other site driveways. Developer preference is to locate the Church driveway along Imhoff. However, driveway spacing will not meet City standards if the Church driveway is located along Imhoff Road. The current plan shows the driveway location along Oakhurst Avenue. Based on analysis provided, 118 apartment units, 6,000 square feet of office space, and a 40,000 square foot Church will generate approximately 1,356 trips per day or 191 PM peak hour trips. As such, the trip generation potential for this development is above the threshold for when a traffic impact study is required. 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. (See Attachment A).

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development in December, 2011. The traffic study concluded that no off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed. This development will add traffic to the improvements proposed for the Classen Boulevard intersection with Imhoff Road. A traffic impact fee on a per trip basis was previously calculated for improvements to the Classen Boulevard and Imhoff Road

intersection with the Crimson Park Apartments TIA. These fees of \$146.52 per PM peak hour trip are applicable to this development as well. From the traffic study, it is expected that 96 PM peak hour trips will utilize the Classen Boulevard intersection with Imhoff Road. This equates to \$14,030.86 in traffic impact fees to be collected with the final plat for this development.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to Imhoff Road and Oakhurst Avenue.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facility will be utilized.

Streets. Oakhurst Avenue is existing and meets current standards. Imhoff Road will be constructed in accordance with approved plans and City paving standards.

Traffic Signal. The intersection of Classen Boulevard and Imhoff Road will be signalized with associated geometric improvements in the very near future. A traffic impact fee on a per trip basis was previously calculated for improvements to the Classen Boulevard and Imhoff Road intersection with the Crimson Park Apartments TIA. These fees of \$146.52 per PM peak hour trip are applicable to this development as well. From the traffic study, it is expected that 96 PM peak hour trips will utilize the Classen Boulevard intersection with Imhoff Road. This equates to \$14,030.86 in traffic impact fees to be collected with the final plat for this development.

Water Mains. There is an existing 12-inch (12") water main adjacent to Imhoff Road. An 8-inch (8") water main will be installed adjacent to Oakhurst Avenue. Interior water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.

Park Land. A fee in lieu of park land will be negotiated with final platting. The Norman Board of Parks Commissioners recommended fee in lieu of park land.

RECOMMENDATIONS: Based on the above information, staff recommends approval of the The Village at Oakhurst Addition, a Planned Unit Development be approved subject to approval of R-1112-95 and Ordinance No. O-1112-20.