



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-4

File ID: PP-1415-4

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 35

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/16/2014

File Name: WP Oklahoma Nursing Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR WP OKLAHOMA NURSING ADDITION. (LOCATED AT 501 EAST ROBINSON STREET).
--

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for WP Oklahoma Nursing Addition.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number: 35

Attachments: Attachment A - Traffic Impact Table, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Site Plan, Pre-Development Summary, Greenbelt Commission Comments, PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/25/2014		Pass
Action Text: A motion was made by Gasaway, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:							

Text of Legislative File PP-1415-4

Body

BACKGROUND: This item is a preliminary plat for WP Oklahoma Nursing Addition and is located at 501 East Robinson Street (north side of Robinson 280' east of Porter Avenue). This property consists of 5 acres and one lot. The existing nursing home facility was constructed in the early 60's when platting was not required for this type of development. As a result of bringing the zoning into conformity, platting is required. Planning Commission, at its meeting of October 9, 2014, recommended to City Council placing this property in RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home and removing it from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home. At its same meeting, Planning Commission recommended approval of the preliminary plat for W.P. Oklahoma Nursing

Addition.

DISCUSSION: The proposed 200 bed/68,000 square foot nursing home in this addition is expected to generate approximately 608 trips per day, 34 AM peak hour trips, and 44 PM peak hour trips. The development is proposed for location on the north side of Robinson Street between the Porter Avenue and Findlay Avenue intersections. The development is actually a renovation of an existing structure on the site. The renovation is primarily intended to be an interior renovation. Traffic capacities on Robinson Street exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by the same access points along Robinson Street as the existing facility. There are no traffic impact fees associated with this development.

An issue arose regarding required number of parking spaces under current codes that would not have been required at the time of the structures original construction years ago. The site currently has 73 spaces and the Code requires 80 spaces. The site plan on the proposed Preliminary Plat mirrors the original construction plan that contained 73 spaces. The applicant has made an application to the Board of Adjustment for a Special Exception to the parking requirement. At the November 19, 2014 meeting, the Board of Adjustment, by a vote of 3-0, approved the Special Exception to allow 73 parking spaces, rather than the 80 spaces required with the condition that parking must be brought up to Code standards if the use is expanded or demolished and rebuilt.

Public improvements for this property consist of the following:

Fire Hydrants. There are existing fire hydrants. However, the buildings will be sprinkled and additional fire hydrants may be required.

Sanitary Sewers. Sanitary sewer main is existing.

Sidewalks. Sidewalks are existing.

Storm Sewers. There are no proposed changes in the development.

Streets. East Robinson Street is existing.

Water Mains. There is an existing 16" water main adjacent to East Robinson Street.

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

RECOMMENDATION: Staff recommends approval of the preliminary plat for W.P. Oklahoma Nursing Addition.