



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-14

File ID: PP-1415-14

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 32

In Control: Planning
Commission

Department: Public Works
Department

Cost:

File Created: 12/22/2014

File Name: Evans Enterprises Addition Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR EVANS ENTERPRISES ADDITION.
(GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE NORTH OF INDIAN HILLS
ROAD ON THE EAST SIDE OF INTERSTATE DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Evans Enterprises Addition.

ACTION TAKEN: _____

Agenda Date: 02/24/2015

Agenda Number: 32

Attachments: Attachment A, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Site Plan, Pre-Development Summary, Greenbelt 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	01/08/2015					

Text of Legislative File PP-1415-14

Body

BACKGROUND: This item is a preliminary plat for Evans Enterprises Addition and is generally located approximately ½ mile north of Indian Hills Road on the east of Interstate Drive. The property consists of 14.53 acres and one (1) lot. The property will consist of an industrial development and stormwater detention to serve the property.

This property will utilize the City of Moore sanitary sewer facility located immediately east of the property.

City Council, on July 16, 1962, adopted Ordinance No. O-1406 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.

Planning Commission, on January 8, 2015, recommended to City Council the approval of the preliminary plat

for Evans Enterprises Addition.

DISCUSSION: The Evans Enterprises Addition, which is an industrial development along the east side of the East I-35 Frontage Road, will contain two buildings and two warehouses totaling 125,850 square feet of heavy industrial use. All access to this new lot will be from the East I-35 Frontage Road. This Addition is expected to generate approximately 189 trips per day or 86 PM peak hour trips. As such, the trip generation potential for this development is well below 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. (Please See Attachment A)

The additional PM peak hour trips generated by this Addition will be used to determine traffic impact fees for signalization of the Indian Hill Road intersections with 36th Avenue NW, the southbound I-35 ramps, and the northbound I-35 ramps. The fees for these improvements were calculated in a previous traffic study of the area to be \$66.05 per PM peak hour trip. Based upon the pre-determined fee, the total to be collected with the filing of the Final Plat for this Addition is \$5,680.30 (\$66.05 per PM peak hour trip times 86 PM peak hour trips = \$5,680.30).

Public improvements for this property consist of the following:

Paving. Interstate Drive is existing.

Sanitary Sewer. This property will utilize an existing sanitary sewer main that is part of the City of Moore's system. Staff has received a letter from the City of Moore stating this development can utilize their system.

Drainage. Storm water runoff will be conveyed to proposed privately-maintained detention facility.

Traffic Signals. Traffic impact fees associated with this development will contribute toward the future need to signalize the intersections of Indian Hills Road with 36th Avenue NW, North Interstate Drive and Interstate Drive. The total proportional share for this development is \$5,680.30 and will be collected prior to the filing of a final plat.

Fire Hydrants. Fire hydrants with water lines will be installed to serve the proposed buildings. Their locations have been approved by the Fire Department.

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

The owners/developers intended to develop the entire property in phases. There is an existing oil well located on the property. The oil well facility is fenced and the developer's proposal is to protect the oil well area.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat for the Evans Enterprises Addition.