



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-2

File ID: PP-1718-2

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 23

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/20/2017

File Name: Indian Hills Industrial Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR INDIAN HILLS INDUSTRIAL ADDITION. (GENERALLY LOCATED NORTH OF INDIAN HILLS ROAD AND WEST OF THE BNSF RAILROAD (2855 WEST INDIAN HILLS ROAD).

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Indian Hills Industrial Addition.

ACTION TAKEN: _____

Agenda Date: 11/28/2017

Agenda Number: 23

Attachments: Traffic Count Table, Location Map, Preliminary Plat, Site Plan, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 10-12-17 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/28/2017		Pass
Action Text: A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/28/2017. The motion carried by the following vote:							

Text of Legislative File PP-1718-2

Body

BACKGROUND: This item is a preliminary plat for Indian Hills Industrial Addition and is generally located on the north side of Indian Hills Road and west of the BNSF railroad right-of-way. The preliminary plat consists of 16.33 acres. Of the 16.33 acres, there is one proposed lot on 3.45 acres for warehouse use. The remaining 12.88 acres was previously used as the Ranch Estates Mobile Home Court, but will not be re-developed at this time due to floodplain restrictions.

Planning Commission, at its meeting of October 12, 2017, recommended to City Council amending the Land Use and Transportation Plan from Commercial Designation to Industrial Designation and adopting Ordinance No. O-1718-11 placing a portion of this property in the in I-1, Light Industrial District and removing it from RM-4, Mobile Home Park District and A-2, Rural Agricultural District. Also, Planning Commission recommended to City Council that the preliminary plat for Indian Hills Industrial Addition be approved.

DISCUSSION: The Indian Hills Industrial Addition application will develop 24,420 square feet of industrial/warehouse space. All access to this new building will be from a connection to Indian Hills Road to the east of the existing all-way STOP at the intersection with the northbound I-35 ramps and the frontage road on the east side of Interstate 35. This application is expected to generate approximately 146 trips per day or 24 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.

The additional PM peak hour trips generated by this application 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 application is \$1,596.34 (\$66.05 per PM peak hour trip times 24 PM peak hour trips = \$1,596.34).

Public improvements for this property consist of the following:

Alleys. The proposed lot is greater than one (1) acre and alleys are not required.

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

Permanent Markers. Permanent markers will be installed prior to filing the final plat.

Sanitary Sewers. A private sanitary sewer system will be utilized. It will be installed in accordance with Oklahoma Department of Environmental Quality standards. The system will be located outside of the WQPZ.

Sidewalks. A sidewalk will be constructed adjacent to Indian Hills Road. Staff will recommend deferral with final platting.

Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge into Little River.

Streets. Indian Hills Road will be constructed as a principal urban arterial. Staff will recommend deferral of the street paving improvements with final platting.

WQPZ. There is Water Quality Protection Zone on the majority of the property. There are no plans to develop this area.

Water. There is an existing 12-inch (12") water line located south of Indian Hills Road. It will be constructed across the frontage of Indian Hills Road and the frontage road. The water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat for Indian Hills Industrial Addition subject to the approvals of R-1718-40 and O-1718-11.

