



# City of Norman, OK

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

## Text File

File Number: PP-1213-6

Agenda Date: 10/23/2012

Version: 1

Status: Non-Consent Items

In Control:

File Type: Preliminary Plat

Title

CONSIDERATION OF A REVISED PRELIMINARY PLAT ABSENTEE SHAWNEE HEALTH CENTER ADDITION, (GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE RIVER DRIVE APPROXIMATELY 775 FEET EAST OF 156TH AVENUE N.E.)

ACTION NEEDED: Motion to approve or reject the preliminary plat for Absentee Shawnee Health Center Addition.

ACTION TAKEN: \_\_\_\_\_

body

**BACKGROUND:** This item is a preliminary plat for Absentee Shawnee Health Center Addition and is generally located approximately 205-feet east and north of the intersection of 156th Avenue NE / American Legion Road and Little River Drive.

This property consist of 47.40 acres. However, at this time, the daycare facility consist of 2.38 acres. As a result, a revised preliminary plat will be required for any additional design for the property in the future.

City Council, at its meeting of February 22, 1966, adopted Ordinance No. 1862 placing this property in TC, Tourist Commercial and removing it from C-2, General Commercial zoning classification. With the rezoning, a 185-foot setback requirement with conditions was placed upon the property.

Planning Commission, at its meeting of September 13, 2012, approved a request to reduce the 185-foot setback to the standard 50-foot setback requirement for TC, Tourist Commercial. At its same meeting, Planning Commission recommended to City Council that the preliminary plat for Absentee Shawnee Health Center Addition be approved.

**DISCUSSION:** Phase 2 of the Absentee Shawnee Health Center development near the intersection of State Highway 9 and 156th Avenue NE is expected to include 80,393 square feet of commercial space, 280,962 square feet of office space, and an 11,000 square foot day care center. The day care center represents a change in the land uses assumed in the original traffic impact study prepared for this development in 2008. In total, this Phase 2 of the overall development is expected to generate approximately 7,417 trips per day and 857 trips during the PM peak hour. 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.

Because of the development's size and traffic generation potential, the applicant was required to

update a previous traffic impact analysis for the site. The study update was completed by Traffic Engineering Consultants, Inc., and was submitted in August, 2012.

The change in land use from commercial to day care center actually increases the number of trips to be generated slightly. However, the change does not impact the recommendations from the original study. That is, that the intersection of State Highway 9 with 156th Avenue NE will require signalization sometime prior to full build-out of Phase 2. As Phase 2 progresses, this intersection should be monitored closely to determine when signal warrant volumes are close to being met in order that the new traffic signal can be designed, bid, and constructed. In accordance with the filing of Phase 1 in 2008, traffic signal impact fees are to be collected from the developer prior to the filing of any final plat. The amount will be calculated on the basis of peak hour trips generated by the final plat at a rate of \$146.92 per PM peak hour trip. Based upon the 137 PM peak hour trips to be generated by the day care facility, a total of \$20,128.04 should be collected with the filing of the final plat for the day care facility.

Public improvements for this property consist of the following:

1. Paving. Little River Drive has been constructed from 156th Avenue NE / American Legion Road terminated with a cul-de-sac at the east boundary of the project disconnecting Little River Drive with State Highway No. 9.
2. Sanitary Sewer. This property will utilize private sanitary sewer system. The current proposal is to install a privately maintained lift station and pump to an off plat lagoon south of State Highway No. 9.
3. Drainage. Storm water runoff will be conveyed to proposed privately-maintained detention facilities.
4. Fire Protection. Water wells will be utilized for domestic water.
5. Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.
6. Traffic Signal and Intersection Improvements. The applicant will be responsible for a portion of the cost of the improvements identified in the Traffic Impact Study for the signalization of the State Highway No. 9 and 156th Avenue NE / American Legion Road intersection. Their \$42,900 proportional share, estimated on the basis of the development's contribution to the increased traffic, will be collected through a traffic impact fee assessed with each final plat using a \$146.92 per p.m. peak hour trip fee. This equates to \$20,128.04 to be collected with the filing of the final plat for the day care facility.

**STAFF RECOMMENDATION:** Based on the above information, staff recommends approval of the preliminary plat for the Absentee Shawnee Health Center Addition.