



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-13

File ID: PP-1415-13

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 32

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/19/2014

File Name: Legacy Business Park & Legacy Trail Apts

Final Action:

Title: CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR LEGACY BUSINESS PARK AND LEGACY TRAILS APARTMENTS, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE NORTH SIDE OF WEST ROCK CREEK ROAD APPROXIMATELY 560' EAST OF 36TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Legacy Business Park and Legacy Trail Apartments, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 01/13/2015

Agenda Number: 32

Attachments: Attachment A - Legacy Business Pk & Legacy Apts. Addns., Location Map, Revised Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Site Development Plan - Legacy Trails Apts, Revised Preliminary Site Plan, Pre-Development Summary, Greenbelt Commission Comments, 12-11-14 PC Minutes - Legacy Trail Apartments

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	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/13/2015		Pass
Action Text: A motion was made by Gasaway, seconded by Knotts, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/13/2015. The motion carried by the following vote:							

Text of Legislative File PP-1415-13

Body

BACKGROUND: This item is a revised preliminary plat for Legacy Business Park and Legacy Trails Apartments, a Planned Unit Development and is generally located 560' east of 36th Avenue N.W. on the north side of West Rock Creek Road. This property consists of 19.34 acres including 10.31 acres proposed for

apartments and 9.03 acres proposed as office and retail. City Council, at its meeting of September 23, 2014 approved Ordinance No. O-1415-5 placing 9.03 acres in C-2, General Commercial District, and removing it from A-2, Rural Agricultural District. In addition, City Council approved the preliminary plat for Legacy Business Park Addition.

Planning Commission, at its meeting of December 11, 2014 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in High Density Residential Designation and removing it from Commercial Designation.

Also, Planning Commission recommended placing a portion of the property in the PUD, a Planned Unit Development and removing it from A-2, Rural Agricultural District.

In addition, Planning Commission recommended approval of the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments Addition, a Planned Unit Development.

DISCUSSION: The proposed 210 apartment units in this addition are expected to generate approximately 1,403 trips per day, 108 AM peak hour trips, and 133 PM peak hour trips. Traffic capacities on Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Being above the threshold for when a traffic impact study is normally required, this development was analyzed in a traffic impact study prepared by Traffic Engineering Consultants, Inc., for S&S Properties and submitted in March, 2012. It was also included in traffic analyses submitted for the Legacy Business Park in June, 2014. One of the findings of the submitted traffic impact study from March, 2012, was that a traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by a combination of existing traffic and future site traffic generated by developments that come on-line. The March, 2012, study included an analysis of the responsibility of each contributor to the traffic generated through this intersection. From that methodology, a total of 24.00 percent of the traffic through the intersection is attributable to the Legacy Business Park and Legacy Trails Apartment developments. At a projected \$150,000 cost for the traffic signal, the two developments would contribute in traffic impact fees \$36,010 toward the design and installation of this future traffic signal. Based upon the trip generation potential of each, the Legacy Business Park would be responsible for \$19,124.91 of those fees. The remaining \$16,885.09 of those fees will be the responsibility of the Legacy Trails Apartments. All access remains as it was agreed upon for the Legacy Business Park development.

Public improvements for this property consist of the following:

Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.

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 extended into this property. They will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to Pendleton Drive. There is an existing ten-foot (10') width (Legacy Trail) sidewalk adjacent to West Rock Creek Road.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed in the southwest corner of the commercial property and a privately maintained detention facility in the southwest corner of the apartments. The developer intends to make it an amenity for the development. The eastern portion of the property will utilize an existing City owned detention pond. As part of the contracts for the Rock Creek Road overpass it was agreed this detention pond could be utilized.

Streets. West Rock Creek Road is existing. Pendleton Drive will be constructed as a collector street and

provide access to both the commercial and residential properties proposed on the north side of Rock Creek Road.

Traffic. A traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by a combination of existing traffic and future site traffic generated by developments that come on-line. The March, 2012, study included an analysis of the responsibility of each contributor to the traffic generated through this intersection. From that methodology, a total of 24.00 percent of the traffic through the intersection is attributable to the Legacy Business Park development. At a projected \$150,000 cost for the traffic signal, the two developments would contribute in traffic impact fees \$36,010 toward the design and installation of this future traffic signal. Based upon the trip generation potential of each, the Legacy Business Park would be responsible for \$19,124.91 of those fees. The remaining \$16,885.09 of those fees will be the responsibility of the Legacy Trails Apartments.

Water Mains. There is an existing 12-inch water main adjacent to West Rock Creek Road. An 8-inch water main will be installed adjacent to Pendleton Drive and will be extended from Rock Creek Road to the termination of Pendleton Drive. Interior looped water mains will be installed to serve fire hydrants.

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

RECOMMENDATION: The eastern drive will be restricted to right-in and right-out vehicle movements only and the western drive will be a standard drive. Pendleton Drive will be constructed as a public street between the two proposed drives. Yarborough Way will be extended to the apartment project as a private emergency access. The existing sidewalk adjacent to Yarborough Way will be extended into the City park/open space facility and connect to the existing trail system. The apartment project will also connect to the existing trail system. The developer is proposing a Bike Share Station, a Gazebo and two pieces of public art as part of their project.

Staff recommends approval of the revised preliminary plat for Legacy Business Park and Legacy Trails Apartments, a Planned Unit Development subject to the approval of Resolution R-1415-61 and Ordinance O-1415-29.