



City of Norman, OK

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

Text File

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Title

CONSIDERATION OF A PRELIMINARY PLAT FOR HARVEST CHURCH ADDITION. (GENERALLY LOCATED ON THE WEST SIDE OF 36TH AVENUE N.W. APPROXIMATELY 1,600 FEET NORTH OF THE INTERSECTION WITH WEST INDIAN HILLS ROAD)

ACTION NEEDED: Motion to approve or reject the preliminary plat for Harvest Church Addition.

ACTION TAKEN: _____

body

BACKGROUND: This item is a preliminary plat for Harvest Church Addition. This property consists of approximately 14.55 acres and one (1) lot that will serve the church. It is generally located on the west side of 36th Avenue N.W. approximately 1,600 feet north of Indian Hills Road. This parcel is located north of and adjacent to the current Harvest Church and parking lot. Both parcels were included in the original preliminary plat in 2002, but the applicant chose not to file a final plat for this parcel.

Planning Commission, at its meeting of August 9, 2012, recommended to City Council approval of the preliminary plat for Harvest Church Addition.

DISCUSSION: The proposed development, including this parcel and the original church parcel, at full build-out, will feature a 1,000 seat sanctuary expansion, a new parking lot, and a second access to 36th Avenue N.W. At build-out, the site is expected to generate approximately 610 trips per average weekday or 37 PM peak hour trips. On a typical Sunday, when the adjacent street traffic volumes are much lower, the site is expected to generate 1,850 trips per day or 1,129 trips during the peak hour. A traffic impact study for this site was prepared by Traffic Engineering Consultants, Inc. (TEC). Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (See Attachment A).

The traffic impact prepared by TEC recommended a traffic impact fee of \$1,450 be contributed toward improvements to the intersection of 36th Avenue N.W. and Indian Hills Road. However, previous traffic impact fees had been calculated at \$66.05 per PM peak hour trip for the installation of three traffic signals on Indian Hills Road including the 36th Avenue N.W. intersection. This \$66.05 fee for 26 PM trips equates to \$1,726.46 of which \$1,450 was identified in the TEC study. Therefore, an additional \$271.46 is required in traffic impact fees for the installation of traffic signals at the Indian Hills Road intersections with both Interstate 35 ramps.

A traffic impact study was recently prepared for J&J Properties which is in close proximity to the site in question. The J&J study analyzed development of much of the existing vacant land. However, the intended use of the site for Harvest Church Addition was not known at the time the J&J study was completed. In addition to the 36th Avenue N.W. intersection with Indian Hills Road, the J&J study also evaluated and determined that improvements were needed at four other intersections including 48th Avenue N.W. with Indian Hills Road, 48th Avenue N.W. with Franklin Road, 36th Avenue N.W. with Franklin Road, and 48th Avenue N.W. with Tecumseh Road. The J&J study showed that the Indian Hills Road and 48th Avenue N.W., the Franklin Road and 48th Avenue NW, and the Franklin Road and 36th Avenue N.W. intersections will need to be widened and signalized in the future. The study also found that the Tecumseh Road and 48th Avenue N.W. intersection will need to be signalized. However, it cannot be shown that Harvest Church site traffic will utilize the 48th Avenue N.W. intersection with Tecumseh Road.

Improvement costs, excluding any costs of half-street widening to be paid by other developments, are expected to be \$500,000 at the intersection of Indian Hills Road with 48th Avenue N.W., \$210,000 at the intersection of Franklin Road with 48th Avenue N.W., and \$210,000 at the intersection of Franklin Road with 36th Avenue N.W. The Harvest Church Addition proportionate share of the intersection improvement costs are summarized in Attachment B

Total cost to be spent per intersection is as follows: \$508.78 for the intersection of Indian Hills Road with 48th Avenue N.W., \$168.67 for the intersection of Franklin Road with 48th Avenue N.W., and \$234.03 for the intersection of Franklin Road with 36th Avenue N.W. The total to be paid for all three of these intersections by the Harvest Church Addition is \$911.48. Total impact fees to be collected with the filing of the final plat is \$2,632.94 (\$1,450 as identified in the TEC study + \$271.46 for two other Indian Hills traffic signals at I-35 (not part of the TEC study) + \$911.48 in other three J&J intersections (not part of the TEC study)).

Public improvements for this property consist of the following:

Sanitary Sewers. This development, if needed, will utilize private septic system and will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility located on the northeast corner of the property, will be constructed for the conveyance of storm water.

Streets. Thirty-sixth Avenue N.W. will be constructed in accordance with approved plans and City paving standards. Thirty-sixth Avenue N.W. is designated as an urban Arterial street. Staff will determine if deferral will be utilized at the time a final plat is submitted for approval.

Traffic Signals. The developer is to pay traffic impact fees for the installation of traffic signals,

and any associated roadway widening at the intersections of Indian Hills Road with 48th Avenue N.W., Franklin Road with 48th Avenue N.W., Franklin Road with 36th Avenue N.W., Indian Hills Road with the Interstate 35 southbound ramps, and Indian Hills Road with the Interstate 35 northbound ramps.

Water Mains. There is an existing 24” water main adjacent to 36th Avenue N.W. The 24” water main is part of a ‘pay back’ project and as such, prior to issuance of a building permit for any improvements related to Lot 2, Block 1 a pay back fee of \$7,208.17 must be received. An existing 8” water main will be relocated and upsized to 12”, outside of future paving improvements. The difference in cost for materials between the 8’ water main and the 12” water main will be paid for by the Norman Utilities Authority.

Public Dedications. Required right-of-way and easements will be dedicated with the final plat.

RECOMMENDATION: At this time, the church plans to construct a parking lot and in the future install recreational ball fields. Based upon the above information, staff recommends approval of the preliminary plat for Harvest Church Addition