



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-18

File ID: PP-1415-18

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 25

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/17/2015

File Name: Preliminary Plat for North Point Addition

Final Action:

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

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for North Point Addition.

ACTION TAKEN: _____

Agenda Date: 06/09/2015

Agenda Number: 25

Attachments: North Point Table, Location Map, Preliminary Plat,
Site Plan, Staff Report, Transportation Impacts,
Greenbelt Comments North Point, 5-14-15 PC
Minutes - North Point

Project Manager: Ken Danner, Development Manager and Angelo Lombardo,

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	03/12/2015	Postponed				Pass
	Action Text: A motion was made by Boeck, seconded by Sherrer, that this Preliminary Plat be Postponed . The motion carried by the following vote:						
1	Planning Commission	04/09/2015	Postponed				Pass
	Action Text: Postponed to the May 14, 2015 Planning Commission meeting.						
1	Planning Commission	05/14/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
	Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call						

Text of Legislative File PP-1415-18

body

BACKGROUND: This item is a preliminary plat for North Point Addition and is generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive. The property consists of approximately 11 acres and two (2) lots. Lot 1 is an existing industrial development with an existing private sanitary sewer

system. There are no proposed changes for Lot 1.

City Council, on May 14, 1963 adopted Ordinance No. 1487 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District. City Council, on March 24, 1964 adopted Ordinance No. 1709 placing the remainder of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District. The property was never platted.

Planning Commission, on May 14, 2015, recommended to City Council that the preliminary plat for North Point Addition be approved.

DISCUSSION: The North Point Addition, which is an office/warehouse development along the east side of North Interstate Drive, will contain one new building and one existing building totaling 13,420 square feet of light industrial (office/warehouse) use. All access will be existing to and from North Interstate Drive. This Addition is expected to generate approximately 94 trips per day or 13 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 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 \$858.65 (\$66.05 per PM peak hour trip times 13 PM peak hour trips = \$858.65).

Public improvements for this property consist of the following:

1. **Paving:** Interstate Drive is existing.
2. **Sanitary Sewer:** Lot 1 will utilize an existing private sanitary sewer system. Lot 2 will utilize the City of Moore sanitary sewer system. The City of Moore has acknowledged approval of the connection.
3. **Storm Water:** There are no changes in the existing impervious area for Lot 1. Lot 2 will use a proposed privately maintained detention facility.
4. **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 \$858.65 and will be collected prior to the filing of a final plat.
5. **Fire Protection:** There is an existing fire hydrant to serve the existing facility. A fire hydrant will be installed to serve the proposed structure for Lot 2.
6. **Water:** There is an existing 12-inch (12") water line adjacent to North Interstate Drive.
7. **Public Dedications:** All rights-of-way and easements will be dedicated to the City with final platting.
8. **WQPZ and Flood Plain:** There is WQPZ (Water Quality Protection Zone) and flood plain on the southern portion of the property. There are no plans to build structures within this area. Covenants will be required with a final plat protecting the WQPZ.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for the North Point Addition.