



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-24

File ID: PP-1415-24

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 52

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/15/2015

File Name: Absentee Shawnee Health Center Addition

Final Action:

Title: CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR ABSENTEE SHAWNEE HEALTH CENTER ADDITION. (GENERALLY LOCATED EAST AND NORTH OF THE INTERSECTION OF 156TH AVENUE N.E./AMERICAN LEGION ROAD AND LITTLE AXE DRIVE)

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

ACTION TAKEN: _____

Agenda Date: 07/28/2015

Agenda Number: 52

Attachments: Traffic Table, Location Map, Rev. Preliminary Plat, Site Plan, Staff Report, Transportation Impacts, Predevelopment Summary, Greenbelt Comments, 6-11-15 PC Minutes - PP-1415-24

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	06/11/2015	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-1415-24

body

BACKGROUND: This item is a revised preliminary plat for Absentee Shawnee Health Center Addition and is generally located approximately 205-feet east and north of the intersection of 156th Avenue N.E./American Legion Road and Little Axe Drive. The original preliminary plat is being revised to include a new lot that will utilize a maintenance building to serve the Health Care Center. The owners were unable to construct it on the existing Health Care Center platted lot.

The Health Care Center (Phase 1) contained 25.69 acres and the Daycare Facility (Phase 2) contained 2.5

acres. The applicant proposes construction of a maintenance building located just east of the Health Care Center on a 8.98 acre lot. Access to the proposed maintenance building will be through the Health Care Center complex. There will be approximately 41 acres remaining that have not been designed for development. As a result, a revised preliminary plat will be required for any new proposal for the undeveloped property in the future.

City Council, at its meeting of January 12, 1965, adopted Ordinance No. 1737 placing a portion of this property in RE, Residential Estates District, and removing it from A-2, Rural Agricultural District. City Council, at its meeting of February 22, 1966, adopted Ordinance No. 1862 placing a portion of this property in the TC, Tourist Commercial District and removing it from C-2, General Commercial District. Planning Commission, at its meeting of June 11, 2015, recommended to City Council that the revised preliminary plat for Absentee Shawnee Health Center Addition be approved.

DISCUSSION: Phases 1 and 2 of the Absentee Shawnee Health Center development near the intersection of State Highway 9 and 156th Avenue NE was 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 represented a change in the land uses assumed in the original traffic impact study prepared for this development in 2008. The maintenance building for internal use only with the Health Center adds no new trips to the system. In total, the overall development of Phase 2 was 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.

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 increased the number of trips to be generated slightly. However, the change did 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. As future phases progress, this intersection will be monitored closely to determine when the new traffic signal is needed. In accordance with the preliminary plat 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. There is no impact fees associated with the construction of the maintenance building.

There are no public improvements required with this proposal. There were no appearances at Predevelopment. No comments from the Greenbelt Commission. The Planning Commission approved the request unanimously on the consent docket.

RECOMMENDATION: This request is a portion of the overall preliminary plat; however this is the only area that a proposal is being made within the property. The owners were unable to place the proposed maintenance building within the exist Lot 1; Block 1 Absentee Shawnee Health Center platted lot. Access will utilize the existing Health Center facility. This lot was not previously shown on the approved preliminary plat. The revised preliminary plat incorporates this second lot for the maintenance building into the preliminary plat for the addition. Staff recommends approval of the revised preliminary plat for Absentee Shawnee Health Center Addition.