



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-22

File ID: PP-1415-22

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 55

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/13/2015

File Name: Carroll Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT AND WAIVER OF ALLEY REQUIREMENTS FOR THE COMMERCIAL LOTS THAT ARE LESS THAN ONE ACRE. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST TECUMSEH ROAD AND 36TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Carroll Farm Addition, a Planned Unit Development, and waiver of alley requirements for commercial lots that are less than one acre.

ACTION TAKEN: _____

Agenda Date: 07/28/2015

Agenda Number: 55

Attachments: Traffic Table, Location Map, Preliminary Plat, Preliminary Site Plan, Staff Report, Transportation Impacts, Alley Waiver, Greenbelt Comments Carroll, Pre-Development Summary, 6-11-15 PC Minutes - Carroll Family

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	05/14/2015	Postponed		06/11/2015		Pass
	Action Text: A motion was made by Gasaway, seconded by Boeck, that this Preliminary Plat be Postponed . The motion carried by the following vote:						
1	Planning Commission	06/11/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/28/2015		Pass
	Action Text: A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/28/2015. The motion carried by the following vote:						

Text of Legislative File PP-1415-22

body

BACKGROUND: This item is a preliminary plat for Carroll Farm Addition, a Planned Unit Development and is generally located at the northeast corner of the intersection of 36th Avenue N.W. and West Tecumseh Road. The property consists of approximately 51.23 acres and 26 lots.

City Council, at its meeting of October 26, 1999 adopted Ordinance No. O-9900-2 placing this property in the PUD, Planned Unit Development and removing it from A-2, Rural Agricultural District. City Council, at its meeting of June 27, 2006 adopted Ordinance No. O-0506-58 amending the PUD uses from Office-Institutional to Multi-Family. Planning Commission at its meeting of June 11, recommended to City Council approval of the request amending the PUD approved with O-9900-2 and amended by O-0506-58. Planning Commission, on June 11, 2015, recommended to City Council that the preliminary plat for Carroll Farm Addition, a Planned Unit Development be approved with alley waiver for the commercial lots that are less than one acre.

DISCUSSION: The development in question is located generally at the northeast corner of the intersection of Tecumseh Road and 36th Avenue NW. More specifically, the development is located on the north side of Tecumseh Road, across the street from the Norman Regional Healthplex development and between 36th Avenue NW and Journey Parkway. Full build-out of the entire Carroll Addition would add 54 apartment units, 194,100 square feet of commercial space, and a 28,800 square foot supermarket. Build-out of this Addition is expected to generate approximately 14,221 trips per day, 361 trips during the AM peak hour, and 1,292 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 conduct a comprehensive traffic impact analysis. The study was completed by Traffic Engineering Consultants, Inc., and was submitted in May, 2015.

The traffic impact analysis, as submitted, recommends the development of a second westbound left-turn lane at the Tecumseh Road intersection with 36th Avenue NW. This additional turn lane will necessitate a modification to the existing traffic signal to accommodate this additional lane. According to the study as submitted, full build-out of the Addition would be responsible for 23.18% of the traffic through the intersection or 23.18 % of the cost associated with adding the second left-turn lane and the subsequent traffic signal modification.

The site plan for this Addition suggests that the Addition will be served by two driveways along 36th Avenue NW along with a public street, Carroll Street, which will also intersect 36th Avenue NW. The addition will also be served by two driveways along Tecumseh Road as well Journey Parkway, a public street. The traffic study, as submitted, provides analysis of all the driveway locations and the spacing of all driveways. The study concludes that the access to 36th Avenue NW and Tecumseh Road as proposed will meet all applicable City requirements.

Public improvements for this property consist of the following:

Fire Hydrants: Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewer: A sanitary sewer will be extended to the north to serve this property. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

Sidewalks: Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Ten-foot (10') width sidewalks will be installed adjacent to 36th Avenue N.W. and West Tecumseh Road.

Storm Water: Storm water pipes will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately maintained detention facilities.

Streets: Streets will be constructed in accordance with approved plans and City paving standards. Journey Parkway and Tecumseh Road are existing. Thirty-Sixth Avenue Northwest (36th Avenue N.W.) will be constructed in accordance with approved plans and paving standards. Staff will recommend deferral of paving

and sidewalk improvements for 36th Avenue N.W. with any final plat adjacent to it. Thirty-Sixth Avenue N.W. is part of a City Paving Project from West Tecumseh Road to Indian Hills Road.

Traffic Signals: Traffic impact fees associated with this development will contribute toward the addition of a second left-turn lane on westbound Tecumseh Road at 36th Avenue NW and the subsequent modification of the existing traffic signal to accommodate the additional turn lane. This development will be responsible for 23.18% of the associated costs of these improvements.

Water: Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There are existing 24" water mains adjacent to West Tecumseh Road and 36th Avenue N.W. and a 12" water main adjacent to Journey Parkway.

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

WQPZ and Flood Plain: There is WQPZ (Water Quality Protection Zone) and flood plain on the northwestern 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 Carroll Farm Addition.