



# City of Norman, OK

Norman Public Schools -  
Administrative Services  
Center  
131 South Flood Avenue  
Norman, OK 73069

## Master

**File Number: PP-1314-12**

**File ID:** PP-1314-12      **Type:** Preliminary Plat      **Status:** Non-Consent Items

**Version:** 1      **Reference:** Item No. 24      **In Control:** City Council

**Department:** Public Works Department      **Cost:**      **File Created:** 12/16/2013

**File Name:** Approval of a Preliminary Plat for Hames Addition, a Replat of Hames Addition.      **Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR HAMES ADDITION, A REPLAT OF HAMES ADDITION. (LOCATED AT 910 AND 920 NORTH LAHOMA AVENUE)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Hames Addition, a Replat of Hames Addition.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 02/25/2014

**Agenda Number:** 24

**Attachments:** Text File Hames Addition Prelim.pdf, Attachment A - Traffic Impact Table for Hames Addition, Location Map, Preliminary Plat, Preliminary Site Plan, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 1-9-14 PC Minutes - Hames Addition Prelim Plat

**Project Manager:** Ken Danner, Subdivision 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	01/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council			
<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council							

### Text of Legislative File PP-1314-12

Body

**BACKGROUND:** This item is a preliminary plat for Hames Addition and is located at 910 North Lahoma.

City Council, at its meeting of October 27, 1998, adopted Ordinance No. O-9899-14 placing the larger portion of this property in I-1, Light Industrial District. A final plat was filed of record for that area with the Cleveland County Clerk on August 6, 2009. City Council, at its meeting of August 10, 2010, adopted Ordinance No. ZO-0910-4 placing the remainder of the property in the I-1, Light Industrial District. The owner intends to

combine these two properties through this preliminary platting process. The property is currently undeveloped.

This property consists of one (1) lot and 1.09 acres. The owner proposes to construct two (2) large industrial buildings on the northern, larger tract and an office building on the southern, smaller tract.

**DISCUSSION:** The Hames Addition development is proposed for a location on North Lahoma Avenue to the north of Acres Street. This addition is expected to generate approximately 18 trips per day or 3 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. **See "Attachment A" (traffic impact table).**

**PUBLIC IMPROVEMENTS:**

Fire Hydrant. A fire hydrant will be installed to City standards. The fire department has approved its location.

Drainage. A privately maintained underground detention facility will be utilized.

Sanitary Sewer. Sanitary sewer mains are existing.

Sidewalks. Sidewalks are not required based on the fact North Lahoma Avenue is not a principal arterial.

Street. North Lahoma Avenue is existing.

Water. Water mains are existing.

Public dedications for this property consist of the following:

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

**STAFF RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Hames Addition, a Replat of Hames Addition.