



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-2021-5

File ID: PP-2021-5

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 28

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 12/07/2020

File Name: NRH Medical Park West Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT OF A REPLAT OF N.R.H. MEDICAL PARK WEST SECTION 2, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST TECUMSEH ROAD AND NORTH INTERSTATE DRIVE.

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for a Replat of N.R.H. Medical Park West Section 2, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 02/23/2021

Agenda Number: 28

Attachments: Table 1, Location Map, Preliminary Plat, Site Development Plan, Transportation Impacts, Predevelopment NRHS, Staff Report, 1-14-21 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/14/2021	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/23/2021		Pass
	Action Text:		Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 2/23/2021				
1	Planning Commission	01/14/2021					

Text of Legislative File PP-2021-5

Body

BACKGROUND: This item is a preliminary plat of a Replat for N.R.H. Medical Park Addition, Section 2, a Planned Unit Development and is generally located at the southwest corner of the

intersection of North Interstate Drive and West Tecumseh Road. The property consists of 35+ acres and one lot to be used for medical purposes. The common areas are greenbelt buffer and detention facilities. These areas are to be maintained by property owners as a maintenance agreement in common.

Planning Commission recommended approval to City Council amending the PUD, Planned Unit Development, adopted by Ordinance O-0910-11. In addition, Planning Commission recommended approval of the preliminary plat of a Replat for N.R.H. Medical Park Addition, Section 2, a Planned Unit Development.

DISCUSSION: The proposed hospital expansion is expected to include a total of 429,000 square feet of new space and is expected to generate approximately 5,246 trips per day, 444 AM peak hour trips, and 461 PM peak hour trips. Traffic capacities on Tecumseh Road, 36th Avenue NW, and N. Interstate Drive exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

(See Table 1)

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in October, 2020. The development will feature four total access points. One of these are located along Tecumseh Road, one is along 36th Avenue NW, and two are along N. Interstate Drive. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, a modification will be made to the Tecumseh Road intersection with 36th Avenue NW. The need for an additional left-turn lane for the westbound to southbound movement was identified a few years ago in the traffic impact study for the Carroll Addition. This Norman Regional Healthplex Expansion will add to the need for this modification. Traffic impact fees in the amount of \$14,385.61 will be collected with the filing of the Final Plat.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers.** New sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the new proposal. Some existing sanitary sewer mains will be abandoned or removed.
4. **Sidewalks.** Sidewalks will be constructed adjacent to all public streets.
5. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to existing privately-maintained detention facilities.
6. **Streets.** On the southern section of the project, an existing traffic circle will be

eliminated. New construction of the public street will tie into the proposed new alignment of the proposed private street. The owners feel this will allow for a better layout of their campus.

7. **Water Main.** A new 12" water main will be installed to follow the alignment of the proposed private street. The existing water main will be removed or abandoned.

PUBLIC DEDICATIONS.

Rights-of Way and Easements. All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATION: Staff recommends approval of the preliminary plat of a Replat for N.R.H. Medical Park Addition, Section 2, a Planned Unit Development.