



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-9

File ID: PP-1516-9

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 20

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/20/2015

File Name: Woodcrest Estates Plaza Addition PP

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR WOODCREST ESTATES PLAZA ADDITION, A REPLAT OF LOT 2, BLOCK 1, WOODCREST ESTATES PLAZA ADDITION. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF PORTER AVENUE AND ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Woodcrest Estates Plaza Addition, a replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition and waiver of the alley requirements.

ACTION TAKEN: _____

Agenda Date: 01/12/2016

Agenda Number: 20

Attachments: Text File Woodcrest Plaza, Location Map, Preliminary Plat, Concept Site Plan, Request for Alley Waiver, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 11-12-15 PC Minutes

Project Manager: Ken Danner, Subdivision Development 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 | 11/12/2015 | Recommended for Adoption at a subsequent City Council Meeting | City Council | | | Pass |
| Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council | | | | | | | |
| 1 | Planning Commission | 11/12/2015 | | | | | |
| 1 | City Council | 01/12/2016 | | | | | |

Text of Legislative File PP-1516-9

Body

BACKGROUND: This item is a preliminary plat of Woodcrest Estates Plaza Addition, a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition and is located at the northeast corner of the intersection of Porter Avenue

and Rock Creek Road. The property consists of approximately 6.83 acres and five (5) commercial lots for retail and office and four (4) residential lots that will consist of duplexes.

City Council, at its meeting of October 7, 1969, adopted Ordinance No. 2213 placing a portion of this property in RM-6, Medium Density Apartment District and removing it from R-3, Multi-Family Dwelling District. City Council, at its meeting of March 11, 1976, placed the remainder of this property in C-2, General Commercial District and removing it from C-1, Local Commercial District. The final plat for Woodcrest Estates Plaza Addition was filed of record with the Cleveland County Clerk on March 25, 1970. Planning Commission, on November 12, 2015, recommended to City Council that the preliminary plat be approved for Woodcrest Estates Plaza Addition, a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition.

DISCUSSION: The proposed 24,000 square feet of commercial space, 9,820 square feet of office space, and 8 residential apartment units in this addition are expected to generate approximately 1,186 trips per day, 42 AM peak hour trips, and 109 PM peak hour trips. Being slightly above the threshold for when a traffic impact study is required, a traffic impact study was submitted with this application and was received on October 5, 2015. The development is proposed for location on the northeast corner of the intersection of Porter Avenue and Rock Creek Road. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates more than 100 peak hour trips, this development was required to submit a traffic impact study. The development will be served by a single access point along Porter Avenue, two access points along Rock Creek Road, and two access points along Woodcrest Drive (parallel to Rock Creek Road to the north). Driveway locations were negotiated by staff with the applicant. Traffic impact fees toward the improvement of the Rock Creek Road intersection with Sequoyah Trail, immediately east of this site, are applicable. The study, as submitted, calculated a 1.92 percent fair share as the developments contribution toward these intersection improvements. The most recent cost estimate for the project is \$308,436.92. Therefore, an impact fee of \$5,922 should be collected with the filing of the Final Plat for this application.

Public improvements for this property consist of the following:

Drainage: Storm water will be conveyed to proposed privately-maintained detention facilities.

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

Sanitary Sewer: A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards

Streets. Streets are existing.

Traffic Signals: Traffic impact fees associated with this development will contribute toward the future signalization of the intersection of Rock Creek Road with Sequoyah Trail. The total proportional share for this development is \$5,922.00 and will be collected prior to the filing of a final plat.

Water: A water line will be installed to serve fire hydrants in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

Public Dedications: All easements will be dedicated to the City with final platting.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat of a Woodcrest Estates Plaza Addition, a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition.