



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: PP-1314-6**

**File ID:** PP-1314-6

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 39

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/11/2013

**File Name:** 36th North Business Park, PUD Prelim Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, A REPLAT OF LOT 1, BLOCK 1, S.C.M.C. ADDITION AND LOT 6, BLOCK 1, BROCE INDUSTRIAL PARK ADDITION. (GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. ONE-HALF MILE NORTH OF WEST ROCK CREEK ROAD).

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for 36th North Business Park, a Planned Unit Development, a replat of Lot 1, Block 1, S.C.M.C. Addition, and Lot 6, Block 1, Broce Industrial Park Addition.

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

**Agenda Date:** 11/26/2013

**Agenda Number:** 39

**Attachments:** Attachment A.pdf, Location Map, Preliminary Plat  
36th North Business.pdf, Staff Report, Preliminary  
Site Plan 36th North.pdf, Transportation Impacts,  
Pre-Development Summary, Greenbelt Commission  
Comments, 10-10-13 PC Minutes

**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	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/26/2013		Pass
<b>Action Text:</b> A motion was made by Commissioner Gasaway, seconded by Commissioner Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/26/2013. The motion carried by the following vote:							

### Text of Legislative File PP-1314-6

body

**BACKGROUND:** This item is a preliminary plat for 36th North Business Park Addition, a Planned Unit Development, a Replat of Lot 1, Block 1, S.C.M.C. Addition and Lot 6, Block 1, Broce Industrial Park Addition, and is generally located on the east side of 36th Avenue N.W. approximately one-half mile north of West Rock

Creek Road. The preliminary plat consists of 20.5 acres and one lot and block. The owner proposes to develop a multiple-use upscale development. There are two proposed access points to 36th Avenue N.W. The north approach is in alignment with Crail Drive. As the development builds out, there is a proposed traffic signal at this intersection which the developer is responsible for a proportional share of the improvements.

City Council, at its meeting of January 8, 2008 approved the amending of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Mixed Use Designation and approval of Ordinance No. O-0708-18, placing this property in the Planned Unit Development District. Planning Commission, at its meeting of October 10, 2013, recommended approval of the request to amend the Planned Unit Development adopted by Ordinance No. O-0708-18 to allow expansion of the commercial component to the entire development. Planning Commission recommended approval of Ordinance No. O-1314-16. Also, at this same meeting, Planning Commission recommended approval of the preliminary plat for 36th North Business Park Addition.

**DISCUSSION:** The commercial/general office and drive-in bank uses in this addition are expected to generate approximately 3,038 trips per day and 732 PM peak hour trips. The traffic capacity on 36th Avenue NW exceeds the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated. See Attachment A.

Because of its size and traffic generation potential, the applicant was required to prepare and submit a Traffic Impact Analysis for the development. The study was a more in-depth analysis that evaluated future peak hour traffic conditions. The findings showed that the 36th Avenue NW and Crail Drive intersection will need to be widened and signalized in the future.

In order to fund the design and construction of the new traffic signal and intersection improvements, the applicant will be required to pay \$149,600. This amount is the proportional share, attributable to this development, of the \$440,000 total cost (\$400,000 for construction and \$40,000 for design) based upon the projected peak hour traffic volumes. The City of Norman will fund the rest based on their corresponding proportional share of the traffic. Traffic signal impact fees will 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 \$204.37 per PM peak hour trip.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants have been installed in accordance with approved plans and City standards. However, they will be accepted with the submittal of a final plat.

**Drainage.** Storm water will be conveyed to existing and proposed privately maintained detention facilities. The underground storage detention ponds have been constructed. Additional improvements will need to be completed for the detention facilities in the northeast and southeast portions of the property.

**Sanitary Sewers.** Sanitary sewer mains are existing.

**Sidewalks.** Sidewalks will be constructed adjacent to 36th Avenue N.W. A ten-foot wide sidewalk is to be constructed.

**Streets.** Thirty-Sixth Avenue N.W. is existing. However, additional improvements at the intersection of 36th Avenue N.W. and Crail Drive, as identified in the Traffic Impact Study, will be required. These improvements consist of a new traffic signal and the widening of 36th Avenue N.W. to provide a southbound left turn lane. The applicant will be required to fund a portion of the implementation cost based on the proportional share of the additional traffic generated by the development. \$149,600 is the proportional share, attributable to this development.

**Water Mains.** There is an existing sixteen-inch (16") water main adjacent to 36th Avenue N.W. Water mains have been installed in accordance with approved plans and City and Department of Environmental Quality standards to serve fire hydrants and provide a looped system. However, the improvements will be accepted with the submittal of a final plat.

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

**STAFF RECOMMENDATIONS:** Based upon the above information, Staff recommends approval of the preliminary plat for 36th Business Park Addition, a Replat of Lot 1, Block 1, S.C.M.C. Addition and Lot 6, Block 1, Broce Industrial Park Addition.