



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1415-10**

**File ID:** PP-1415-10

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 25

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/17/2014

**File Name:** Middle Earth Addition Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR MIDDLE EARTH ADDITION, FORMERLY KNOWN AS WYNDHAM PLACE AT ANATOLE ADDITION. (GENERALLY LOCATED ON THE EAST SIDE OF TRIAD VILLAGE DRIVE APPROXIMATELY 580 FEET SOUTH OF ALAMEDA STREET)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Middle Earth Addition (formerly known as Wyndham Place at Anatole Addition).

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

**Agenda Date:** 12/23/2014

**Agenda Number:** 25

**Attachments:** Attachment A - Traffic Impact Table for Middle Earth Addn, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Conceptual Site Plan, Pre-Development Summary, Greenbelt Commission Comments, 11-13-14 PC Minutes - Sunny Properties

**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	11/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/23/2014		Pass
<b>Action Text:</b> A motion was made by Gasaway, seconded by Knotts, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/9/2014. The motion carried by the following vote:							

### Text of Legislative File PP-1415-10

Body

**BACKGROUND:** This item is a preliminary plat for Middle Earth Addition and is generally located 580' south of Alameda Street on the east side of Triad Village Drive. The preliminary plat consists of 3.58 acres and two (2) lots. The owner proposes to develop a daycare facility on Lot 1 and professional office building on Lot 2.

Planning Commission, at its meeting of November 13, 2014, recommended to City Council that the NORMAN

2025 Land Use and Transportation Plan be amended from High Density Residential Designation to Commercial Designation for a portion of the property and approval of Ordinance No. O-1415-21 placing a portion of this property in the C-1, Local Commercial District and removing it from C-2, General Commercial District. Also, at its same meeting, Planning Commission recommended approval of the preliminary plat for Middle Earth Addition.

**DISCUSSION:** The proposed development will locate a daycare facility with a maximum of 200 students along the east side of Triad Village Drive near its intersection with Alameda Street. As such, this development is expected to generate 924 trips per day and 162 PM peak hour trips. The trip generation potential for this development is at the threshold for when a traffic impact study is required. However, given that the area has been studied, no traffic impact study was required of the applicant. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Access to the proposed development will be from a single driveway located on the east side of Triad Village Drive. Traffic impact fees were previously determined, with the Bel-Aire Addition, to signalize the intersection of 12th Avenue SE with Triad Village Drive. Based upon the maximum 200 students attending Middle Earth, impact fees will be \$2,412.67 toward the signalization of the 12th Avenue SE intersection with Triad Village Drive. The fees should be collected with the filing of the final plat.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants are existing.

**Permanent Markers.** Permanent markers will be installed prior to filing the final plat.

**Sanitary Sewers.** A sanitary sewer main will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

**Sidewalks.** Sidewalks will be located and constructed adjacent to Triad Village Drive and Andover Drive.

**Storm Sewers.** Storm water will be conveyed to an existing detention facility.

**Streets.** Triad Village Drive and Andover Drive are existing public streets.

**Traffic Signal Improvements.** The applicant will be required to fund a portion of the cost of improvements to signalize the intersection of 12th Avenue SE and Triad Village Drive. Based upon previous traffic impact studies and the number of trips to be generated by this development, \$2,412.67 in traffic impact fees to be collected with the filing of the final plat.

**Water Mains.** Water mains are existing.

**STAFF RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Middle Earth Addition.