



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-7

File ID: PP-1415-7

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 44

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/16/2014

File Name: Trailwoods West Prelim

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR TRAILWOODS WEST ADDITION.
(GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W.
APPROXIMATELY 1/2 MILE NORTH OF ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Trailwoods West Addition.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number: 44

Attachments: Attachment A - Traffic Impact Table, Location Map,
Preliminary Plat - Trailwoods West, Staff Report,
Transportation Impacts, Pre-Development Summary,
Greenbelt Commission Comments, 10-9-14 PC
Minutes - Trailwoods West

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	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/25/2014		Pass
Action Text: A motion was made by Lewis, seconded by Sherrer, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:							

Text of Legislative File PP-1415-7

Body

BACKGROUND: This item is a preliminary plat for Trailwoods West Addition and is generally located on the east side of 12th Avenue N.W. approximately ½ mile north of Rock Creek Road. This proposed subdivision was not included in the preliminary plat for Trailwoods Addition. The property consists of 10.48 acres and 42 single family residential lots.

The Norman Board of Parks Commissioners, at its meeting of October 2, 2014, recommended fee in lieu of

park land.

Planning Commission, at its meeting of October 9, 2014, recommended to City Council that this property be placed in the Current Urban Service Area from Future Urban Service Area and that this property be placed in R-1, Single Family Dwelling District and removed from I-1, Light Industrial District. Also, Planning Commission recommended approval of the preliminary plat for Trailwoods West Addition.

DISCUSSION: The proposed residential lots in this addition are expected to generate approximately 472 trips per day, 39 AM peak hour trips, and 48 PM peak hour trips. The development is proposed on the east side of 12th Avenue NW between Tecumseh Road and Rock Creek Road. Traffic capacities on 12th Avenue NW exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by a single access point along 12th Avenue NW and will connect to Trailwoods Addition, Section 8. Driveway spacing meets the City requirements in the Engineering Design Criteria.

It was requested that Piper Drive, from its proposed intersection with 12th Avenue NW to its intersection with Lerkin Lane be designated a collector street. Limits of No Access will be defined for those lots with frontage along Piper Drive as well as an intersecting street. In these cases, each lot along Piper Drive will take access from the intersecting street. Traffic Impact fees are applicable to this development for the signalization and planned improvements at the 12th Avenue NW intersection with Rock Creek Road. Previously determined fees of \$227 per PM peak hour trip equate to \$10,925.50 in traffic impact fees to be collected with the filing of the final plat.

Public improvements for this property consist of the following:

Fencing. Fencing/screening will be installed for the residential lots backing or siding 12th Avenue N.W.

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

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be required adjacent to 12th Avenue N.W.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards and conveyed to existing privately maintained detention facility.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.W. will be constructed to a half-width primary arterial street. Staff may recommend deferral at such time as a final plat is submitted.

Traffic Signal and Intersection Improvements. The applicant will be required to fund a portion of the cost of improvements at the intersection of Rock Creek Road with 12th Avenue NW (roadway widening and new traffic signal). Previously determined fees of \$227 per PM peak hour trip equate to \$10,925.50 in traffic impact fees to be collected with the filing of the final plat.

Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A 12" water main will be constructed adjacent to 12th Avenue N.W.

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

STAFF RECOMMENDATION: Based on the above information, Staff recommends approval of the preliminary plat for Trailwoods West Addition.