



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1516-7**

**File ID:** PP-1516-7

**Type:** Preliminary Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item 41

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/16/2015

**File Name:** Replat - Westport Professional Park

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT OF A REPLAT FOR LOT 1 AND 2, BLOCK 14, WESTPORT PROFESSIONAL PARK ADDITION, SECTION 4, AND WAIVER OF ALLEY REQUIREMENTS. (GENERALLY LOCATED SOUTH OF TEE DRIVE BETWEEN 26TH AVENUE N.W. AND WALL STREET)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat of a replat for Lot 1 and 2, Block 14, Westport Professional Park Addition, Section 4, and waiver of alley requirements.

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

**Agenda Date:** 11/10/2015

**Agenda Number:** 41

**Attachments:** Traffic Table, Location Map, Preliminary Plat, Preliminary Site Development Plan, Staff Report, Transportation Impacts, Request for Alley Waiver, Pre-Development Summary, Greenbelt Commission Comments, 10-8-15 PC Minutes

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/08/2015					

### Text of Legislative File PP-1516-7

body

**BACKGROUND:** This item is a preliminary plat of a Replat for Lot 1 and 2, Block 14, Westport Professional Park Addition, Section 4 and is generally located south of Tee Drive between 26th Avenue N.W. and Wall Street. The property consists of approximately 4.2 acres and six (6) commercial lots.

City Council, at its meeting of October 6, 1981, adopted Ordinance No. O-8182-13 placing this property in C-1, Local Commercial District and M-1, Restricted Industrial District and removing it from I-1, Light Industrial District. City Council, at its meeting of October 4, 1983, placed the remainder of this property in C-1, Local Commercial District and removing it from M-1, Restricted Industrial District. The final plat for Westport Professional Park Addition, Section 4 was filed of record with the Cleveland County Clerk on April 13, 1984.

Planning Commission, on October 8, 2015, recommended to City Council that the preliminary plat of a Replat for Lot 1 and 2, Block 14, Westport Professional Park Addition, Section 4 be approved with alley waiver.

**DISCUSSION:** The proposed preliminary plat for a Replat of Lots 1 and 2 of Block 14 of the Westport Professional Park Section 4 will involve the development of 20,400 square feet of office space on the west side of 24th Avenue NW between Wall Street and 26th Avenue NW and south of Tee Drive. As such, this application is expected to generate 620 additional trips per day, 152 additional AM peak hour trips, and 121 additional PM peak hour trips. As such, the trip generation potential for this development is at the threshold for when a traffic impact study is required. However, this area has been studied recently as part of other projects so no traffic impact study was required of the development. 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.

This application will feature two access points along both 26th Avenue NW south of Tee Drive as well as along Wall Street also south of Tee Drive. The proposed access points satisfy the distance requirements for private access locations from public street intersections as specified in the City of Norman's Engineering Design Criteria.

Public improvements for this property consist of the following:

1. **Alleys:** Planning Commission, at its meeting of October 10, 2015, recommended waiver of alley requirements.
2. **Sanitary Sewer:** A sanitary sewer main will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
3. **Drainage:** Storm water will be conveyed to an existing off plat detention facility.
4. **Fire Hydrants:** Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
5. **Water:** A water line will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
6. **Streets:** Tee Drive, 26th Avenue N.W. and Wall Street are existing public streets.
7. **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 Replat for Lot 1 and 2, Block 14, Westport Professional Park Addition, Section 4.