



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-3

File ID: PP-1920-3

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 60

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/16/2019

File Name: Hall Park Complex Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR THE CITY OF NORMAN HALL PARK COMPLEX. (GENERALLY LOCATED ON THE NORTH SIDE OF ROBINSON STREET EAST OF 24TH AVENUE N.E. AND NORTH OF THE WATER TREATMENT PLANT.

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for the City of Norman Hall Park Complex.

ACTION TAKEN: _____

Agenda Date: 10/22/2019

Agenda Number: 60

Attachments: Traffic Count Table, Location Map, Staff Report - Preliminary Plat, Hall Park PP Exemption Request, Preliminary Plat, Preliminary Site Plan, Pre-Development Summary, 9-12-19 PC Minutes - Item 8 - City EOC

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 | 09/12/2019 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 10/22/2019 | | Pass |
| Action Text: A motion was made by Boeck, seconded by Robinson, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/22/2019. The motion carried by the following vote: | | | | | | | |

Text of Legislative File PP-1920-3

Body

BACKGROUND: This item is a preliminary plat for City of Norman Hall Park Complex,

generally located on the north side of East Robinson Street and east of 24th Avenue N.E. The property consists of 70.16 acres and two (2) buildable lots. Block A is public park land and Block B is Open Space with WQPZ (Water Quality Protection Zone) and stormwater drainage. The proposed use for Lot 1 is a secured Emergency Operations Center. Lot 2 is a future Utilities Department structure and possible other uses.

Planning Commission, at its meeting of September 12, 2019, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Parkland/Open Space to Parkland/Open Space and Institutional Designations. Also, Planning Commission recommended that this property be placed in the PL, Parkland, A-1, General Agricultural District and A-1, General Agricultural District with Special Use for Municipal Use and removed from A-2, Rural Agricultural District. In addition, Planning Commission, at its meeting of September 12, 2019, recommended to City Council that the preliminary plat for City of Norman Hall Park Complex be approved.

DISCUSSION: This application will construct a 12,000 square foot Emergency Operations Center to the northeast of the Robinson Street intersection with 24th Avenue NE. In total this preliminary plat is expected to generate approximately 828 trips per day, 71 trips during the AM peak hour, and 132 trips during the PM peak hour. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

The study location is north and east of Robinson Street intersection with 24th Avenue N.E. The proposal two access points along Robinson Street with spacing between intersections being in compliance with the City of Norman's Engineering Design Criteria. Staff did recommend that the easternmost access line up with an existing driveway on the south side of Robinson Street. No other off-site improvements are required to support the traffic to be generated by this development.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers.** A sanitary sewer main is existing.
4. **Sidewalks.** Sidewalks will be constructed adjacent to East Robinson Street and 24th Avenue N.E. The construction of sidewalks will be delayed until funding and a sidewalk project is created.
5. **Storm Sewers.** Stormwater will be conveyed to a proposed detention facility.

6. **Streets.** 24th Avenue N.E. is existing. East Robinson Street will be constructed in accordance with City paving standards. Street paving improvements will be delayed until funding and a Robinson Street Paving Project is created.
7. **Water Mains.** There are existing water mains adjacent to East Robinson Street and 24th Avenue N.E. Additional water lines will be installed to serve a proposed fire hydrant.
8. **Public Dedications:** All rights-of-way 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 City of Norman Hall Park Complex subject to approval of R-1920-24 and adoption of O-1920-14.