



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-2

File ID: PP-1415-2

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 25

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 07/16/2014

File Name: Legacy Business Park Prelim Plat

Final Action:

Title: CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR LEGACY BUSINESS PARK FORMERLY KNOWN AS S&S FAMILY PROPERTIES ADDITION. (3219 WEST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Legacy Business Park formerly known as S&S Family Properties Addition.

ACTION TAKEN: _____

Agenda Date: 09/23/2014

Agenda Number: 25

Attachments: Text File Prelim, Attachment A Traffic, Location Map, Revised Preliminary Plat, Staff Report, Transportation Impacts, Revised Preliminary Site Plan, Pre-Development Summary, Greenbelt Commission Comments, 8-14-14 PC Minutes

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	08/14/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	09/23/2014		Pass
Action Text: A motion was made by McCarty, seconded by Gasaway, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 9/23/2014. The motion carried by the following vote:							

Text of Legislative File PP-1415-2

Body

BACKGROUND: This item is a preliminary plat for Legacy Business Park Addition and is generally located 560' east of 36th Avenue N.W. on the north side of West Rock Creek Road. This property consists of 19.32 acres including 10.29 acres not proposed for specific development at this time and 9.03 acres proposed as office and retail. Planning Commission, at its meeting of August 14, 2014 recommended to City Council the approval of Ordinance No. O-1415-5 placing 9.03 acres in C-2, General Commercial District, and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the

preliminary plat for Legacy Business Park Addition (formerly known as S & S Family Properties Addition).

DISCUSSION: The proposed 68,500-square feet of office space and 10,000 square feet of retail space in this addition are expected to generate approximately 1,589 trips per day, 219 AM peak hour trips, and 225 PM peak hour trips. Traffic capacities on Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Being above the threshold for when a traffic impact study is normally required, this development was analyzed in a traffic impact study prepared by Traffic Engineering Consultants, Inc., for S&S Properties and submitted in March, 2012. As such, only a letter detailing trip generation differences between the current proposal and the original study along with discussion concerning driveway spacing and adequacy was required. This letter was completed in June, 2014. One of the findings of the submitted traffic impact study from March, 2012, was that a traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by a combination of existing traffic and future site traffic generated by developments that come on-line. The March, 2012, study included an analysis of the responsibility of each contributor to the traffic generated through this intersection. From that methodology, a total of 24 percent of the traffic through the intersection is attributable to the Legacy Business Park development.

At a projected \$150,000 cost for the traffic signal, this development must contribute in traffic impact fees \$36,010 toward the design and installation of this future traffic signal.

The applicant is requesting three points of access onto Rock Creek Road, which is one more than what staff anticipated during the negotiations that took place when the City purchased the land needed for the Rock Creek Road overpass. In fact, as a condition of the purchase, the City agreed to improve the intersection of Pendleton Drive in anticipation of a new traffic signal by including the construction of the main driveway to the future development and the widening of Rock Creek Road to provide dedicated left turn lanes. The easternmost driveway proposed for this site may complicate the ongoing discussions with ODOT toward the pursuit of an interchange at I-35 and Rock Creek Road. In addition, the easternmost driveway might affect the need for or delay the warranting of a future traffic signal at the Rock Creek Road intersection with Pendleton Drive. To address this issue, the developer has agreed to a reversionary mechanism which is noted on the current preliminary plat and site plan drawings which will allow the City of Norman to remove the easternmost driveway approach in the future without further compensation to the property owner if ODOT authorizes an interchange at this location and if limits of no access are needed as a result of that interchange design.

Public improvements for this property consist of the following:

Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.

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

Sanitary Sewers. Sanitary sewer mains will be extended into this property. They will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to Pendleton Drive. There is an existing ten-foot (10') width (Legacy Trail) sidewalk adjacent to West Rock Creek Road.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed in the southwest corner of the preliminary plat. The developer intends to make it an amenity for the development. The eastern portion of the property will utilize an existing City owned detention pond. As part of the contracts for the Rock Creek Road overpass it was agreed this detention pond could be utilized.

Streets. West Rock Creek Road is existing. Pendleton Drive will be constructed as a collector street and provide access to this property and extended to provide access to the A-2, Rural Agricultural property located to the north of this proposed development.

Traffic. A traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by a combination of existing traffic and future site traffic generated by developments that come on-line. The March, 2012, study included an analysis of the responsibility of each contributor to the traffic generated through this intersection. From that methodology, a total of 24.00 percent of the traffic through the intersection is attributable to the Legacy Business Park development. At a projected \$150,000 cost for the traffic signal, this development would contribute in traffic impact fees in the amount of \$36,010 toward the design and installation of this future traffic signal.

Water Mains. There is an existing 12-inch water main adjacent to West Rock Creek Road. An 8-inch water main will be installed adjacent to Pendleton Drive and will be extended from Rock Creek Road to the termination of Pendleton Drive. Interior looped water mains will be installed to serve fire hydrants.

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

RECOMMENDATION: The eastern drive will be restricted to right-in and right-out vehicle movements only and the western drive will be a standard drive. Pendleton Drive will be constructed as a public street between the two proposed drives. Staff recommends approval of the preliminary plat for Legacy Business Park Addition subject to the approval of Ordinance No. O-1415-5.