



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-5

File ID: PP-1516-5

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 36

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/14/2015

File Name: Value Place Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED FOR A REPLAT OF LOT 2, BLOCK 1, VALUE PLACE ADDITION. (GENERALLY LOCATED AT 5451 HUETTNER DRIVE, ONE-HALF MILE SOUTH OF INDIAN HILLS ROAD AND EAST OF YORK DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for a Replat of Lot 2, Block 1, Value Place Addition.

ACTION TAKEN: _____

Agenda Date: 10/27/2015

Agenda Number: 36

Attachments: Table, Location Map, Preliminary Plat, Preliminary Site Development Plan, Staff Report, Transportation Impacts, Request for Alley Waiver, Pre-Development Summary, Greenbelt Commission Comments, Planning Commission 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	09/10/2015					
1	Planning Commission	09/10/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File PP-1516-5

body

BACKGROUND: This item is a preliminary plat of a Replat for Lot 2, Block 1, Value Place Addition and is generally located at 5451 Huettnner (approximately ½ mile south of Indian Hills Road on the east side of York Drive). The property consists of approximately 6.18 acres and six (6) industrial lots.

City Council, on November 3, 1970, adopted Ordinance No. 2340 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District. The final plat for Value Place Addition was filed of record with the Cleveland County Clerk on October 3, 2006. Planning Commission, on September 11, 2015, recommended to City Council that the preliminary plat of a Replat for Lot 2, Block 1, Value Place Addition be approved.

DISCUSSION: The Value Place Addition which is an office/warehouse development along the east side of York Drive will feature six new building containing a total of 65,141 square feet of light industrial (office/warehouse) use. All access will be to and from York Drive by way of Huettner Drive and Huettner Circle. This Addition is expected to generate approximately 1,004 trips per day and 81 PM peak hour trips. As such, the trip generation potential for this development is below the threshold for when a traffic impact study is required. 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 additional PM peak hour trips generated by this Addition will be used to determine traffic impact fees for signalization of the Indian Hills Road intersections with 36th Avenue NW, the southbound I-35 ramps, and the northbound I-35 ramps. The fees for these improvements were calculated in a previous traffic study of the area to be \$66.05 per PM peak hour trip. Based upon the pre-determined fee, the total to be collected with the filing of the Final Plat for this Addition is \$5,350.05 (\$66.05 per PM peak hour trip times 81 PM peak hour trips = \$5,350.05).

Public improvements for this property consist of the following:

Alleys: Planning Commission, at its meeting of September 11, 2015, recommended waiver of alley requirements.

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

Drainage: Storm water will be conveyed to a filtering system and then to an existing privately maintained detention facility before it is discharged into Little River basin.

Traffic Signals: Traffic impact fees associated with this development will contribute toward the future need to signalize the intersections of Indian Hills Road with 36th Avenue NW, North Interstate Drive and Interstate Drive. The total proportional share for this development is \$858.65 and will be collected prior to the filing of a final plat.

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

Water: A water line will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

Streets: Huettner Circle will be constructed in accordance with approved plans and City paving standards.

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

WQPZ and Flood Plain: There is WQPZ (Water Quality Protection Zone) on the northern portion of the property. There are no plans to build structures within this area. Covenants will be required with a final plat protecting the WQPZ.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat of a Replat for Lot 2, Block 1, Value Place Addition.