



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-6

File ID: PP-1516-6

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 22

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/14/2015

File Name: Marietta Court Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR MARIETTA COURT ADDITION, A TOWNHOUSE PLAT. (GENERALLY LOCATED AT 1508 24TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Marietta Court Addition, a Townhouse Plat.

ACTION TAKEN: _____

Agenda Date: 11/24/2015

Agenda Number: 22

Attachments: Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Site Plan, Pre-Development Summary, Greenbelt Commission Comments, 10-8-15 PC Minutes, STREET

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	10/08/2015					

Text of Legislative File PP-1516-6

body

BACKGROUND: This item is a preliminary plat for Marietta Court Addition, a Townhouse Plat and is generally located at 1508 24th Avenue S.E. This property consists of 5.4 acres and forty (40) townhouse lots.

The Norman Board of Parks Commissioners, at its meeting of January 8, 2004, recommended fee in lieu of park land dedication. City Council, at its meeting of November 3, 1970, adopted Ordinance No. 2342 placing a portion of this property in RM-6, Medium Density Apartment District. City Council, at its meeting of November 2, 1971, adopted Ordinance O-7172-21 placing a portion of this property in RM-6, Medium Density Apartment District. City Council, at its meeting of February 24, 2004 adopted Ordinance No.O-0304-47 placing the remainder of this property in the RM-6, Medium Apartment Dwelling District. Planning Commission, at its meeting of October 8, 2015, recommended to City Council that the preliminary plat for the Marietta Court Addition, a Townhouse Plat be approved.

DISCUSSION: The proposed Preliminary Plat for Marietta Court Addition will involve the development of 20 duplex, single family residential homes on the west side of 24th Avenue SE across from Reagan Elementary School. As such, this Addition is expected to generate 452 additional trips per day, 38 additional AM peak hour trips, and 46 additional PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. 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.

The Marietta Court site features slightly more than 350 feet of frontage along 24th Avenue SE. The proposed subdivision will feature a single point of access located to line up, as close as possible, with the existing signalized access to Reagan Elementary School. Staff has negotiated the developer's participation in the modifications to this existing traffic signal at between \$6,000 and \$7,000. This number will be finalized pending review of the construction plans for the project.

Public improvements for this property consist of the following:

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

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

Sidewalks: Sidewalks will be installed in accordance with approved plans and City sidewalk standards.

Storm Water: Storm water pipes will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately maintained detention facility.

Streets: Marietta Court will be constructed in accordance with approved plans and City paving standards. Twenty-fourth Avenue S.E. is an existing four (4) lane principal arterial street and no additional improvements are required.

Traffic Signals: The proposed subdivision will feature a single point of access located to line up, as close as possible, with the existing signalized access to Reagan Elementary School. Staff has negotiated the developer's participation in the modifications to this existing traffic signal at between \$6,000 and \$7,000. This number will be finalized upon review of construction plans for the project.

Water: Water mains will be installed in accordance with approved plans and City and Oklahoma State Department of Environmental Quality Standards. There is an existing twelve-inch (12") water main adjacent to 24th Avenue S.E.

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 the Marietta Court Addition, a Townhouse Plat.