



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-2021-1

File ID: PP-2021-1	Type: Preliminary Plat	Status: Non-Consent Items
Version: 1	Reference: Itm 34	In Control: City Council Finance Committee
Department: Public Works Department	Cost:	File Created: 08/13/2020
File Name: Car-Mart Preliminary Plat	Final Action:	

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR CAR-MART ADDITION.
(512 NORTH INTERSTATE DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Car-Mart Addition; and, if approved, direct the filing thereof.

ACTION TAKEN: _____

Agenda Date: 12/08/2020

Agenda Number: 34

Attachments: Table 1, Location Map, Preliminary Plat, Staff Report, Overall Site Plan, Pre-Development Summary, 10-8-20 PC Minutes - O-2021-8 PP-2021-1 - Car-Mart

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: brenda.gomez@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/08/2020					
1	City Council	11/24/2020	Postponed		12/08/2020		Pass
	Action Text:		Postponed				
1	City Council	11/24/2020	Postponed		12/08/2020		Pass
	Action Text:		That this Preliminary Plat be Postponed. by consent roll call				
1	City Council	12/08/2020					

Text of Legislative File PP-2021-1

body

BACKGROUND: This item is a preliminary plat for Car-Mart Addition and is generally located on the west side of North Interstate Drive approximately ½ mile north of West Main Street. This

property contains 2.99 acres and two commercial lots. Lot 1 is a proposed automotive dealership. Currently there is no proposal for Lot 2. The property is currently zoned C-2, General Commercial.

Currently a final plat has never been filed of record with the Cleveland County Clerk. Planning Commission, at its meeting of October 8, 2020, on a vote of 8-0, recommended to City Council amending the conditions of the site plan adopted with Ordinance O-0304-33. Also, Planning Commission recommended approval of the preliminary plat for Car-Mart Addition.

DISCUSSION: The proposed 4,888 square foot automobile sales facility in this addition is expected to generate approximately 250 trips per day, 23 AM peak hour trips, and 35 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact review letter documenting the trip generation information for this addition as well as any pertinent information related to access along North Interstate Drive. The development is proposed for location along the west side of North Interstate Drive north of Main Street. (See Table 1)

The proposed addition will access North Interstate Drive by way of two driveways with the southern drive serving a future use. The second driveway will require a variance which Staff supports. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS:

Fire Hydrants. There is an existing fire hydrant serving Lot 1. A fire hydrant may be required within Lot 2 whenever there is a final design.

Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks will be constructed adjacent to Interstate Drive.

Storm Sewers. Storm water will be conveyed to a proposed detention facility and released into an existing storm sewer system.

Streets. Interstate Drive is existing.

Water Main. There is an existing 12" water main adjacent to North Interstate Drive. Also, there is a 6" water main located north of this property running east and west. The Norman Utilities Authority has a project to replace both water mains with 12" mains.

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

RECOMMENDATION: Staff recommends approval of the preliminary plat for Car-Mart Addition.