



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1516-12**

**File ID:** PP-1516-12

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 26

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/20/2015

**File Name:** Red Canyon Ranch Revised Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR RED CANYON RANCH ADDITION, A PLANNED UNIT DEVELOPMENT AND WAIVER OF ALLEY REQUIREMENTS FOR THE COMMERCIAL PROPERTY. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development and waiver of alley requirements for the commercial property.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/22/2015

**Agenda Number:**

**Attachments:** Table, Location Map, Preliminary Plat, Preliminary site plan, Staff Report, Transportation Impacts, Request for Alley Waiver, Pre-Development Summary, Greenbelt Commission Comments, 11-12-15 PC 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	11/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/22/2015		Pass
<b>Action Text:</b> Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2015							
1	Planning Commission	11/12/2015					

### Text of Legislative File PP-1516-12

body

**BACKGROUND:** This item is a preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development and is generally located at the northwest corner of the intersection of 12th Avenue N.E. and East Tecumseh Road.

The Norman Board of Parks Commissioners, at its meeting of March 2, 2006, recommended private park land for the residential area.

City Council, at its meeting of May 27, 2008, adopted Ordinance No. O-0708-40 placing this property in the PUD, Planned Unit Development.

Planning Commission, at its meeting of November 12, 2015, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Low Density Residential Designation, adopting Ordinance No. O-1516-23 amending the Planned Unit Development established in Ordinance No. O-0708-40 and approval of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development be approved with alley waiver for the commercial property.

**DISCUSSION:** The mixed use commercial square footage, office square footage, and residential lots in this preliminary plat are expected to generate approximately 3,666 trips per day, 493 AM peak hour trips, and 519 PM peak hour trips. 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.

A traffic impact study was previously prepared for this site in June, 2010. Since the current application changed some of the commercial space to residential lots and all points of access remain largely unchanged, a revised traffic impact study was not required. Instead, the developer was required to submit a letter documenting the change in trip generation between the original and the current applications. That letter was completed by Traffic Engineering Consultants, Inc., and was submitted in October, 2015.

Traffic impact fees were originally calculated at \$47.90 per daily trip generated for improvements to the Tecumseh Road intersection with Prescott Drive. Based upon the original application, traffic impact fees of \$265,222.30 would have been required for submittal with the filing of the Final Plat. However, with the change in land use for 5.5 acres from commercial to residential, the number of daily trips is significantly reduced. With the change in land use, the traffic impact fees are decreased to \$175,601.40 which represents a decrease of \$89,620.90 below the original proposed fee. This traffic impact fee should be collected with the filing of the Final Plat.

Public improvements for this property consist of the following:

**Alleys.** Planning Commission, at its meeting of November 12, 2015, recommended waiver of the alley requirements for the commercial area.

**Fencing and Screening.** Fencing and screening will be required adjacent to Tecumseh Road and 12th Avenue N.E. for the residential lots backing up to these principal arterial streets.

**Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.

**Permanent Markers.** Permanent markers will be installed prior to filing of the final plat.

**Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An 8-inch off-the-plat sanitary sewer main will be constructed to connect to Lift Station "D". The eastern portion of the property will utilize a lift station. The future lot owners will contribute to the maintenance of this lift station.

**Sidewalks.** Sidewalks will be constructed on each lot prior to occupancy. A five-foot (5') width sidewalk will be installed adjacent to 12th Avenue N.E. and a five-foot (5') width sidewalk will be installed adjacent to East Tecumseh Road. However, if it is installed adjacent to the street curb an additional foot will be added.

**Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm sewers will be constructed to drain streets and lots. Privately maintained detention facilities will be constructed for the conveyance of storm water.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. is existing. East Tecumseh Road is existing. However, a signalized intersection is proposed in the future with this development and Montoro Ridge Addition located to the south. The developer will contribute with traffic impact fees totaling \$175,601.40.

Water Mains. Interior water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch water main adjacent to East Tecumseh Road. There is a proposed 12-inch water main to be constructed adjacent to 12th Avenue N.E.

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

**STAFF RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for Red Canyon Ranch Addition, a Planned Unit Development with a waiver of the alley requirements for the commercial area.