



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1415-25**

**File ID:** PP-1415-25

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 34

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 05/15/2015

**File Name:** Food & Shelter Addition Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR FOOD AND SHELTER ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE EAST SIDE OF REED AVENUE APPROXIMATELY 481' SOUTH OF EAST MAIN STREET).

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Food and Shelter Addition, a Planned Unit Development.

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

**Agenda Date:** 08/25/2015

**Agenda Number:** 34

**Attachments:** Traffic Table, Location Map, Revised Preliminary Plat August 19, Original Preliminary Plat, Revised Preliminary Site Dev Plan 8/19, Original Preliminary Site Dev Plan, Staff Report, Transportation Impacts, Predevelopment Summary, Greenbelt Comments, 6-11-15 PC Minutes

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/11/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/28/2015		Pass
<b>Action Text:</b> A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/28/2015. The motion carried by the following vote:							

### Text of Legislative File PP-1415-25

body

**BACKGROUND:** This item is a preliminary plat for Food and Shelter Addition, a Planned Unit Development (PUD) and is generally located 480 feet south of East Main Street on the east side of Reed Avenue. The property consists of approximately three (3) acres (1.21 acres as open space and 0.23 acres of detention) and two (2) lots. Phase 1 will consist of an office and cafeteria, a pet area, a play area, a pavilion, an animal/medical storage building and thirty-two (32) cottages. The thirty-two residential (32) cottages will consist

of seventeen (17) efficiency units, thirteen (13) two-bedroom cottages and two (2) two-family units. Phase 2 is planned for eleven (11) two-bedroom houses as extended stay residents. These are proposed with their own parking areas.

Planning Commission at its meeting of June 11, 2015, recommended to City Council approve Ordinance No. O-1415-41, placing this property in the PUD. Planning Commission, on June 11, 2015, recommended to City Council that the preliminary plat for the Food and Shelter Addition, a PUD, be approved.

**DISCUSSION:** The proposed development will feature the development of 43 transitional cottages for homeless families. As such, the development is expected to generate approximately 400 trips per day as well as 60 AM and PM peak hour trips. The trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Access to the proposed development will be provided by way of two driveways along the east side of Reed Avenue. A site visit was conducted on Friday, May 15, 2015, to determine if sufficient sight distance exists at the proposed site access locations. Based upon the observations during the sight visit, adequate sight distance will be available at the proposed site access intersections with Reed Avenue.

Public improvements for this property consist of the following:

- 1. Fire Hydrants:** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department
- 2. Sanitary Sewer:** A sanitary sewer main is existing serving the property. There is a portion of sanitary sewer main that will be eliminated due to its conflict with the proposal.
- 3. Sidewalks:** Sidewalks will be installed in accordance with approved plans and City sidewalk standards and will be extended to East Main Street.
- 4. 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 facilities. Each lot will utilize a detention facility before the storm water is conveyed to Bishop Creek. With the added impervious coverage with a revised preliminary site plan, a revised drainage report was reviewed. The detention facilities have been enlarged to accommodate the additional runoff.
- 5. Streets:** Reed Avenue will be constructed in accordance with approved plans and City paving standards.
- 6. Water:** Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrants.
- 7. 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 Food and Shelter Addition, a Planned Unit Development.