



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-4

File ID: PP-1920-4

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 44

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/18/2019

File Name: Avara Phase 1 Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR AVARA, PHASE 1, A REPLAT OF LOT 1, BLOCK 2, SHAKLEE ADDITION. (LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 9 AND 12TH AVENUE S.E.)

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

ACTION TAKEN: _____

Agenda Date: 11/12/2019

Agenda Number: 44

Attachments: Traffic Table, Location Map, AVARA Preliminary Plat, Staff Report, Transportation Impacts, Site Plan, Pre-Development Summary, 10-10-19 PC Minutes - Item 3 - Avara PP

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	10/10/2019					

Text of Legislative File PP-1920-4

Body

BACKGROUND: This item is a preliminary plat for Avara Phase One, a Replat of Lot 1, Block 2, Shaklee Addition and is generally located at the southwest corner of the intersection of State Highway No. 9 and 12th Avenue S.E. This property contains 79.56 acres. Lot 1 consists of 25.95 acres with an existing pharmaceutical structure. Lot 2 contains 50.01 acres with a proposed building.

Planning Commission, at its meeting of October 10, 2019, recommended to City Council the approval of the preliminary plat for Avara Phase One, a Replat of Lot 1, Block 2, Shaklee

Addition.

DISCUSSION: The proposed 7,785 square foot single-tenant building in this addition is expected to generate approximately 88 trips per day, 30 AM peak hour trips, and 40 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a trip generation table for the development via electronic mail documenting the trip generation information for the office space. The development is proposed for location along the west side of 12th Avenue SE between State Highway 9 and Cedar Lane Road.

The proposed addition will access 12th Avenue SE via two driveways both of which line up with existing access points along the east side of 12th Avenue SE. With the recently completed improvements along 12th Avenue SE in this area, capacity clearly exceeds demand in the area. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.

Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been reviewed by the Fire Department.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks are existing adjacent to 12th Avenue S.E. Sidewalks are not required adjacent to State Highway No. 9. A sidewalk will be constructed adjacent to Cedar Lane Road.

Storm Sewers. Based on the location of this property within the basin, staff is recommending fee in lieu of detention.

Streets. Streets are existing.

Water Mains. Water mains are existing adjacent to 12th Avenue S.E. and Cedar Lane Road. A water line will be installed to serve proposed fire hydrant.

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

RECOMMENDATION: Staff recommends approval of the preliminary plat for Avara Phase One, a Replat of Lot 1, Block 2, Shaklee Addition.