



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

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Status: Non-Consent Items

In Control: City Council

File Type: Preliminary Plat

title

CONSIDERATION OF A PRELIMINARY PLAT FOR CCC ADDITION, SECTION 2. (LOCATED AT 3722 CLASSEN BOULEVARD)

body

**BACKGROUND:** This item is a preliminary plat for CCC Addition No. 2 and is located at 3722 Classen Boulevard. This property consists of 1.76 acres and one (1) industrial lot. The overall plan consists of combining this self-storage facility with a proposed facility to the north. The existing office that is located north of this property will serve both facilities. The existing driveway on Classen Boulevard will provide access to both facilities. An emergency drive will be provided and will connect to Classen Boulevard on the northeastern portion of this property.

Planning Commission, at its meeting of December 13, 2012, recommended to City Council that this property be placed in the I-1, Light Industrial and removed from A-2, Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for CCC Addition No. 2.

**DISCUSSION:** The proposed addition will add 16,000 square feet of self-storage space along the west side of Classen Boulevard/U.S. Highway 77 immediately south of the existing 77 Storage facility. As such, this addition is expected to generate 40 trips per day and 4 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. See Attachment A.

The proposed addition is being constructed south of a proposed self-storage development. All access will be by way of existing access to the development to the north. An emergency access will be provided along the west side of Classen Boulevard/U.S. Highway 77 to serve the new storage units. This access will be gated for use only by emergency vehicles. Traffic impact fees of \$119.42 per PM peak hour trip were previously calculated by the Links development for improvements at the Classen Boulevard intersection with Cedar Lane Road. Consequently, an impact fee of \$477.68 (\$119.42 per PM trip \* 4 PM trips = \$477.68) should be collected with the filing of the final plat.

Public improvements for this property consist of the following:

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

Sanitary Sewers. Sanitary sewer will not be utilized for this property. The office building located to the north has an existing private sanitary sewer system.

Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.

Storm Sewers. Stormwater will be conveyed to the west to a proposed privately maintained detention facility within the driving lanes before entering the BNSF railroad right-of-way.

Streets. Classen Boulevard is existing.

Traffic Signal and Intersection Improvements. Traffic impact fees of \$119.42 per PM peak hour trip were previously calculated by the Links development for improvements at the Classen Boulevard intersection

with Cedar Lane Road. Consequently, an impact fee of \$477.68 should be collected with the filing of the final plat.

Water Mains. A twelve-inch (12") water main will be installed to upgrade from an existing eight-inch (8") water main.

Public Dedications. All rights-of-way and easements will be dedicated.

**RECOMMENDATIONS:** With the proposal of storage facilities on the two properties and the office on the northern lot, staff anticipates that the applicant will request a lot line adjustment in the future to combine the two properties.

Based on the above information, staff recommends approval of the preliminary plat for CCC Addition No. 2 subject to City Council's approval of Ordinance No. O-1213-19.