



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-10

File ID: PP-1920-10

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/17/2020

File Name: OnCue #138 Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR ONCUE #138 ADDITION. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF 24TH AVENUE S.W. AND LINDSEY STREET)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for OnCue #138 Addition.

ACTION TAKEN: _____

Agenda Date: 03/24/2020

Agenda Number: 27

Attachments: Traffic Table, Location Map, Preliminary Plat 012820, Site Plan 012820, Staff Report, Transportation Impacts, Predevelopment Summary ONCUE, 2-13-20 PC Minutes - OnCue Prelim Plat

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/13/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/24/2020		Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 3/24/2020 by consent roll call							

Text of Legislative File PP-1920-10

Body

BACKGROUND: This item is a preliminary plat for ONCUE #138 Addition located at the northwest corner of the intersection of West Lindsey Street and 24th Avenue N.W. This property contains 2.3 acres and is proposed for commercial development with one (1) lot. The design indicates an OnCue fueling station and convenience store.

Planning Commission, at its meeting of February 13, 2020, recommended to City Council approval of the preliminary plat for ONCUE #138 Addition.

DISCUSSION: The proposed convenience store with 20 fueling stations in this addition is expected to generate approximately 3,581 trips per day, 224 AM peak hour trips, and 297 PM peak hour trips. Traffic capacities on both 24th Avenue SW and Lindsey Street exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (see attached traffic table)

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in September 2018. The development will feature a total of three access points-two full access points will be located along Springer Drive and one right-in/right-out access will be located along 24th Avenue SW. Some widening will occur along 24th Avenue SW in order to provide an exclusive left-turn lane for northbound traffic to access Springer Drive. No additional off-site improvements are required. The applicant is responsible to fund and construct all improvements along 24th Avenue SW.

PUBLIC IMPROVEMENTS:

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 approved by the Fire Department.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks are existing. Any damage to sidewalks during construction will be replaced prior to a Certificate of Occupancy.

Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained underground detention facility for controlled discharge into the I-35 right-of-way.

Streets. Lindsey Street is existing. Springer Drive is existing. There are proposed modifications to 24th Avenue S.W. for better circulation.

Water. There is an existing 12-inch (12") water line located adjacent to 24th Avenue S.W. and a 6-inch (6") water line adjacent to Springer Drive.

PUBLIC DEDICATIONS.

1. **Rights-of Way and Easements.** All rights-of-way and easements will be dedicated to the

City with final platting.

2. **Park Land**. Park land is not required with commercial development.

RECOMMENDATION: Staff recommends approval of the preliminary plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE ¼ of Section 35, T9N, R3W of the IM.