



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-8

File ID: PP-1415-8

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 26

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/16/2014

File Name: Eagle Cliff Addition Section 15 Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR EAGLE CLIFF ADDITION, SECTION 15. (GENERALLY LOCATED A SHORT DISTANCE SOUTHWEST OF THE INTERSECTION OF EAST CEDAR LANE AND 12TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Eagle Cliff Addition, Section 15.

ACTION TAKEN: _____

Agenda Date: 12/09/2014

Agenda Number: 26

Attachments: Text File Prelim Eaglecliff.pdf, Attachment A - Traffic Impact Table, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, PC Minutes, Letter requesting Postponement.pdf

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/25/2014		Pass
	Action Text: A motion was made by McCarty, seconded by Sherrer, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:						
1	City Council	11/25/2014	Postponed				Pass
	Action Text: A motion was made by Council Member Williams, seconded by Council Member Holman, that this Preliminary Plat be Postponed until December 9, 2014 . The motion carried by the following vote:						
	Notes: until December 9, 2014						

Text of Legislative File PP-1415-8

Body

BACKGROUND: This item is a preliminary plat for Eagle Cliff Addition, Section 15, and is generally located on the south side of Cedar Lane west of 12th Avenue S.E. This property consists of approximately 7.34 acres with eighteen (18) duplex lots.

Planning Commission, at its meeting of October 9, 2014, by a vote of 9-0 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation and that this property be placed in the R-2, Two-Family Dwelling District, and removed from C-2, General Commercial Designation. Also, Planning Commission, at its meeting of October 9, 2014, by a vote of 9-0, recommended to City Council that the preliminary plat for Eagle Cliff Addition, Section 15, be approved.

DISCUSSION: The 18 residential lots with duplex homes in this addition are expected to generate approximately 410 trips per day. The number of daily trips was calculated by city staff using the city's policy for calculating trips per day which has previously been approved by the Norman City Council. The City's policy references the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. While no plan for the previous commercial zoning was ever submitted, it is assumed, using typical floor area ratios, that the 7.34 acre parcel could have accommodated approximately 50,000 square feet of commercial space. A commercial development of this size would generate approximately 2,177 trips per day. Hence, the change to residential represents a significant reduction in anticipated trip generation. The traffic capacities on the surrounding arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Because of the size of the development, the applicant was not required to submit a revised traffic impact study as this addition was studied previously in 2003. The previous analysis looked not only at the full development scenario for the Eagle Cliff Addition but also included other potential development in the area. The study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE at Cedar Lane and 12th Avenue SE at State Highway 9).

The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal. The estimated cost of design and construction is \$400,000 of which this applicant will be responsible for 0.51% of the cost (or \$2,042.38) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost. This intersection, which is part of the Cedar Lane Road Bond Project, is currently under construction.

The intersection of 12th Avenue SE and State Highway 9 will require an additional northbound left turn lane. The estimated cost of design and construction is \$50,000 of which this applicant will be responsible for 0.98% of the cost (or \$491.43) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost. Both of these fees should be submitted with the filing of the final plat. This intersection, which is part of the 12th Avenue SE Bond Project is scheduled for construction in 2017.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Sanitary sewer mains will be installed in accordance with accepted plans and City and Oklahoma Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to Cedar Lane Road and 12th Avenue S.E. Sidewalks will be constructed on each lot prior to the occupancy.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with accepted plans and City drainage standards. Privately-maintained detention facility will be utilized.

Streets. Streets will be located and constructed in accordance with approved plans and City paving standards. Cedar Lane Road and 12th Avenue S.E. were constructed to City Standards with previous platting.

Traffic Signal. Traffic impact fees were previously calculated for improvements to the 12th Avenue SE intersections with State Highway 9 and with Cedar Lane Road. Based upon the size of this development, its fair share of the cost of improvements to the 12th Avenue SE intersection with State Highway 9 is \$491.43. Likewise, this development's fair share of the cost to improve the 12th Avenue SE intersection with Cedar Lane Road is \$2,042.38. Both fees should be collected with the filing of the final plat.

Water Mains. There is an existing 12-inch (12") water main adjacent to Cedar Lane Road and a twelve-inch (12") water main adjacent to 12th Avenue S.E. Interior water main adjacent to Merlin Drive will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

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

Park Land. A fee in lieu of park land will be negotiated with final platting. The Norman Board of Parks Commissioners, at its meeting of June 5, 2014, recommended fee in lieu of park land.

RECOMMENDATIONS: Based on the above information, staff recommends approval of the preliminary plat for Eagle Cliff Addition, Section 15 subject to approval of R-1415-29 and Ordinance No. O-1415-13.