



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-13

File ID: PP-1920-13 **Type:** Preliminary Plat **Status:** Consent Item

Version: 1 **Reference:** Item 38 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 03/20/2020

File Name: Battison Automotive Prelim Plat **Final Action:**

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR BATTISON AUTOMOTIVE ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND INTERSTATE DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Battison Automotive Addition, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 06/23/2020

Agenda Number: 39

Attachments: Location Map, PRELIMINARY PLAT 05.07.20, Staff Report - Battison Preliminary Plat, Transportation Impacts, Preliminary Site Plan 5-6-20, Pre-Development Summary, 5-14-20 PC Minutes, Attachment A - Battison Automotive, Agenda Item-Prelim Plat Battison 6-23-2020

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	05/14/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/23/2020		Pass
Action Text: A motion was made by Knotts, seconded by Bird, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 6/23/2020. The motion carried by the following vote:							

Text of Legislative File PP-1920-13

Body

BACKGROUND: This item is a preliminary plat for Battison Automotive Addition, a Planned Unit Development and is generally located at the northwest corner of the intersection of Franklin Road and Interstate Drive. This property contains 16.87 acres. Lot 1 consists of 5.50 acres with a proposed automotive dealership. Lot 2 will remain as A-2, Rural Agricultural District with no current plans for development.

Planning Commission, at its meeting of May 14, 2020, on a vote of 6-2, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan for a portion of the property from Medium Density Residential Designation and Special Planning Area 5 to Commercial Designation and taking it from Future Urban Service Area to Current Service Area for 5.504 acres of property. Also, Planning Commission recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Battison Automotive Addition, a Planned Unit Development.

DISCUSSION: The proposed 20,144 square foot automobile sales facility in this PUD are expected to generate approximately 544 trips per day, 37 AM peak hour trips, and 58 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact review letter documenting the trip generation information for this PUD as well as any potential sight distance concerns at the proposed access to North Interstate Drive. The development is proposed for location north and west of the intersection of Franklin Road and North Interstate Drive.

(See Attachment A)

The proposed addition will access North Interstate Drive north of Franklin Road. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

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

Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.

Sanitary Sewers. A sanitary sewer main will be installed to serve the property. It will connect to the existing northwest sanitary sewer interceptor.

Sidewalks. Sidewalks will be constructed adjacent to Franklin Road and Interstate Drive.

Storm Sewers. Storm water will be conveyed to a proposed detention facility.

Streets. Interstate Drive is existing. Franklin Road will be constructed in accordance with City paving standards.

Water Main. A twelve-inch (12") water main will be installed adjacent to Franklin Road and Interstate Drive.

WQPZ. Lot 2 contains Water Quality Protection Zone (WQPZ). Width of the WQPZ was created through the averaging process. At this time, there is no proposal to develop Lot 2.

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

Greenbelt Commission: Greenbelt Commission has reviewed and forwarded this application without comment.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Battison Automotive Addition, a Planned Unit Development.