



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-16

File ID: PP-1516-16

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/02/2016

File Name: Life.Church Norman Addition Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR LIFE.CHURCH NORMAN ADDITION.
(GENERALLY LOCATED ON THE SOUTH SIDE OF IMHOFF ROAD ONE-QUARTER
MILE EAST OF CLASSEN BOULEVARD)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Life.Church Norman Addition.

ACTION TAKEN: _____

Agenda Date: 03/22/2016

Agenda Number: 27

Attachments: Text File Life Church, Traffic Table, Location Map,
Preliminary Plat, Preliminary Site Plan, Staff Report,
Transportation Impacts, Pre-Development Summary,
Greenbelt Commission Comments, 2-11-16 PC
Minutes

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	02/11/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	03/22/2016		Pass
Action Text: A motion was made by Boeck, seconded by Pailes, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 3/22/2016. The motion carried by the following vote:							
1	City Council	03/22/2016					

Text of Legislative File PP-1516-16

body

BACKGROUND: This item is a preliminary plat for Life.Church Norman Addition and is generally located on the south side of Imhoff Road and one-quarter mile east of Classen Boulevard (Highway No. 77). The property consists of approximately 18.55 acres and one (1) lot. The southern portion of the property is proposed for a church use.

Planning Commission at its meeting of February 11, 2016, recommended to City Council approval of Resolution R-1516-79 amending the NORMAN Land Use and Transportation Plan from Industrial Designation to Institutional Designation on a portion of the property. Also, Planning Commission, on February 11, 2016, recommended to City Council that the preliminary plat for the Life.Church Norman Addition be approved.

DISCUSSION: The site plan for the proposed Life.Church project involves the development of a 36,000 square foot church near the southeast corner of the Classen Boulevard and Imhoff Road intersection. Access to the development will be from a full access driveway along Imhoff Road east of Classen Boulevard. Based on analysis provided, a 36,000 square foot church will generate approximately 328 trips per day, 20 AM peak hour trips, and 18 PM peak hour trips. As such, the trip generation potential for this development is below the threshold for when a traffic impact study is required. Instead, a letter was requested to document the trips to be generated and to discuss potential access to the site. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities.

The requested traffic impact letter was completed by Traffic Engineering Consultants and submitted for the subject development in January, 2016. Staff negotiated with the developer regarding the location of the access to Imhoff Road, and the location is; therefore, supported by Staff.

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 Sewer: A sanitary sewer main is existing serving the property

Sidewalks: Sidewalks will be installed in accordance with approved plans and City sidewalk standards adjacent to Imhoff Road.

Storm Water: Storm water pipes will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately maintained detention facility.

Streets: Imhoff Road paving is existing.

Water: Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrants.

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

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for the Life.Church Norman Addition.