



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1920-14

File ID: PP-1920-14

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 36

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 04/09/2020

File Name: Preliminary Plat - Saxon Industrial Park

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR SAXON INDUSTRIAL PARK ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED ONE-HALF MILE EAST OF 24TH AVENUE S.E. AND ONE-HALF MILE SOUTH OF STATE HIGHWAY NO. 9.)

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

ACTION TAKEN: _____

Agenda Date: 06/23/2020

Agenda Number: 36

Attachments: Attachment A - Traffic, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Site Development Plan, Pre-Development Summary, 5-14-20 PC Minutes - NEDC-Chickasaw

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 Bird, seconded by Boeck, 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-1920-14

Body

BACKGROUND: This item is a preliminary plat for Saxon Industrial Park Addition, a Planned Unit Development and is generally located one-half mile east of 24th Avenue S.E. and one-half

mile south of State Highway No. 9. The preliminary plat consists of 47+acres and four (4) lots. The preliminary plat contains property from two property owners. At this time, it is not known the schedule of when final plats will be submitted.

Planning Commission, at its meeting of May 14, 2020, recommended to City Council the amending of the PUD, Planned Unit Development established by Ordinance Nos. O-9596-41 and O-0607-35. Also, Planning Commission recommended approval of the preliminary plat for Saxon Industrial Park Addition, a Planned Unit Development.

DISCUSSION: The proposed 404,800 square feet of industrial park space in this addition will contain a mixture of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. The entire development is expected to generate approximately 1,364 trips per day, 162 AM peak hour trips, and 162 PM peak hour trips. While this is above the threshold for when a traffic impact study is required, no traffic impact study was required of the application since both connections to State Highway 9 are signalized with exclusive left-turn lane entering the site from State Highway 9. The development is proposed for location at the end of John Saxon Boulevard and Technology Place south of State Highway 9. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

(See Attachment A)

The development will be served by the existing State Highway 9 to John Saxon Boulevard and to Technology Place access points. The development, as proposed, creates a connection to John Saxon Boulevard and Technology Place. There are no traffic impact fees associated with this development.

Public improvements for this property consist of the following:

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 with final platting.

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

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

Streets. John Saxon Boulevard paving will be extended and constructed in accordance with approved plans and City paving standards. A new east-west public street will connect the City park land from the east and Technology Place to the west. John Saxon Boulevard will

connect from the north.

Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing 12-inch water mains adjacent to State Highway No. 9, John Saxon Boulevard, and within Norman Business Park to the west.

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.

STAFF RECOMMENDATIONS: Based on the above information, Staff recommends approval of the preliminary plat for Saxon Industrial Park Addition, a Planned Unit Development.