



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-1

File ID: PP-1718-1	Type: Preliminary Plat	Status: Non-Consent Items
Version: 1	Reference: Item 26	In Control: City Council
Department: Public Works Department	Cost:	File Created: 09/20/2017
File Name: Warwick Addition Preliminary Plat	Final Action:	
Title: CONSIDERATION OF A PRELIMINARY PLAT FOR WARWICK ADDITION. (GENERALLY LOCATED NORTH AND WEST OF THE INTERSECTION OF ROCK CREEK ROAD AND 36th AVENUE N.W.)		

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Warwick Addition.

ACTION TAKEN: _____

Agenda Date: 11/28/2017

Agenda Number: 26

Attachments: Traffic Count Table, Location Map, PRELIMINARY PLAT 100317, CONCEPT PLAN 100317, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Comments, Protest Map 10-12-17, Protest 10-17, 10-12-17 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	10/12/2017	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/28/2017		Pass

Action Text: A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/28/2017. The motion carried by the following vote:

Text of Legislative File PP-1718-1

Body

BACKGROUND: This item is a preliminary plat for Warwick Addition and is generally located north and west of the intersection of Rock Creek Road and 36th Avenue N.W. The property contains 6.34 acres for residential development, which includes twenty new single-family residential lots. There are a total of 152 single-family lots platted in the Warwick Addition. This preliminary plat also contains one 4.34 acre local commercial lot proposed to wrap around the existing 7-Eleven convenience store. This preliminary plat also includes 8.93 acres for a

Planned Unit Development (PUD). There are three lots within the proposed PUD to be utilized for retail commercial fronting 36th Avenue N.W. and ten office lots within the proposed PUD. The commercial/office area contains 13.27 acres. The site plan proposes one commercial drive accessing the commercial property from Rock Creek Road and two commercial drives and one street accessing 36th Avenue N.W. In total, this preliminary plat contains 26.2 acres of property to be developed into single family residential, commercial, office uses and common area.

The Norman Board of Parks Commissioners, at its meeting of May 1, 1986 recommended park land for the residential portion of the property. Park land has been deeded to the City. Planning Commission, at its meeting of October 12, 2017 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan, placing this property in Commercial and Office Designations and removing it from Low Density Residential and Flood Plain Designations. At the same meeting, Planning Commission recommended to City Council placing a portion of this property in the PUD, Planned Unit Development District and removing it from A-2, Rural Agricultural District and C-1, Local Commercial District. In addition, Planning Commission recommended approval of the preliminary plat for Warwick Addition.

DISCUSSION: The mixed-use development on this proposal for Section 8 of the Warwick Addition is proposed to contain twenty single-family residential lots, 40,000 square feet of commercial space, and 29,000 square feet of office space. The location of this project is generally the northwest corner of the Rock Creek Road intersection with 36th Avenue NW behind the existing 7-Eleven site. Primary access to the development will be provided through two full access driveways and one street access proposed along 36th Avenue NW, one full access driveway along Rock Creek Road, and a cross-access connection to the 7-11 site. Based on analysis provided, this application will generate 4,831 trips per day, 145 AM peak hour trips, and 397 PM peak hour trips. As such, the trip generation potential for this development is above the threshold for when a traffic impact study is required. 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.

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development. This study was received on July 11, 2017. The traffic study concluded that the development would tie into a future traffic signal currently in the preliminary design stages. The study concluded that this signal is indeed warranted, and to serve the development, a 150-foot exclusive left-turn lane should be provided on northbound 36th Avenue NW where the new public street, McCranor Court, ties in opposite Bart Conner Drive. Funds have already been identified to construct the traffic signal but no funds have been identified to construct the northbound left-turn lane. The funds being utilized for the traffic signal are Federal Safety Funds and cannot be used for road construction to add a turn lane. Instead, the developer is being asked to develop plans for the construction of this new left-turn lane and to proceed with its construction once plans have been approved. The traffic signal design will incorporate the new fourth leg of the 36th Avenue NW intersection with Bart Conner Drive.

Finally, the traffic study identified that the driveway spacing that will result along 36th Avenue NW does not meet the minimum requirements in the City's Engineering Design Criteria. Instead of the required 660 feet of spacing, this site plan provides only less than 400 feet at three locations. The Director of Public Works approves a variance in the spacing of the proposed drives because all proposed driveways were located to line up with existing driveways on the east side of 36th Avenue NW thereby minimizing potential left-turn conflicts.

Public improvements for this property consist of the following:

Fencing.

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 approved plans and City and State Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W. and all interior streets. There is an

existing sidewalk adjacent to West Rock Creek Road.

Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facility within the property.

Streets. Thirty-Sixth Avenue N.W. and Anna Lane are existing. Mahogany Lane and McCranor Court will be constructed in accordance with approved plans and City paving standards. A left turn lane on 36th Avenue N.W. will be installed to access McCranor Court. A future traffic signal will be installed at this intersection including the east leg of Bart Conner Drive. Staff will recommend deferral of street paving for West Rock Creek Road with any final plats that will be adjacent to the street.

Water Mains. There is an existing 16" water main adjacent to 36th Avenue N.W., a 12" water main adjacent to Rock Creek Road and an 8" water main adjacent to Anna Lane and Mahogany Lane. Water mains will be installed to serve proposed fire hydrants for fire protection within the commercial areas.

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

STAFF RECOMMENDATION: The proposal has twenty single-family residential lots within the residential development remaining. There are a total of 152 single-family lots platted. There is one local commercial lot proposed wrapping around the existing 7-Eleven convenience store. There are three lots within the proposed PUD to be utilized for retail commercial fronting 36th Avenue N.W. and ten office lots within the proposed PUD. The site plan proposes one commercial drive accessing the commercial property from Rock Creek Road and two commercial drives accessing 36th Avenue N.W.

Staff recommends approval of the preliminary plat for Warwick Addition subject to approvals of R-1718-45 and O-1718-12.