



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-19

File ID: PP-1415-19

Type: Preliminary Plat

Status: Agenda Ready

Version: 1

Reference: 30

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/13/2015

File Name: Eastpark Crossing Section II Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR EASTPARK CROSSING II ADDITION, A PLANNED UNIT DEVELOPMENT, WITH WAIVER OF ALLEY REQUIREMENTS. (GENERALLY LOCATED NORTH OF ALAMEDA STREET ON THE WEST SIDE OF 12TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Eastpark Crossing II Addition, a Planned Unit Development, and waiver of alley requirements

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 30

Attachments: Text File Eastpark Crossing, Traffic Study, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Development Plan, Request for Alley Waiver, Predevelopment Eastpark, Greenbelt Comments, 3-12-15 PC Minutes

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	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File PP-1415-19

Body

BACKGROUND: This item is a preliminary plat for Eastpark Crossing Section II, a Planned Unit Development (PUD), and is generally located north of Alameda Street on the west side of 12th Avenue N.E. The property consists of 7.13 acres and four (4) lots. The property will consist of retail shops, restaurants and possibly a bank. The development will include privately maintained storm water detention facilities.

City Council, at its meeting of July 27, 1999, adopted Ordinance O-9900-1 placing this property in the Planned

Unit Development (PUD) District. Planning Commission, on March 12, 2015, recommended to City Council the preliminary plat for Eastpark Crossing Section II, a Planned Unit Development be approved with alley waiver.

DISCUSSION: The 46,220 square-feet of commercial space in this addition is expected to generate approximately 4,112 trips per day. The traffic capacities on the nearby arterial roadways exceed the demand for existing and proposed trips as a result of this project. No negative traffic impacts are anticipated.

Because of the development's size and traffic generation potential, the applicant would normally have been required to conduct a comprehensive Traffic Impact Analysis. Such a study was submitted with the original Preliminary Plat for this site. That study found that improvements were required at the intersection of Alameda Street and 12th Avenue East. As such, the findings of the original study remain valid.

Those improvements included a redesign of the intersection to include dual left-turn lanes and exclusive right-turn lanes on all four intersection approaches. This construction would also require the existing traffic signal to be rebuilt.

The cost estimate used to determine traffic impact fees attributable to the development as proposed was updated by the developer's engineer. The original traffic study concluded that the development contributed 5.5 percent to the traffic utilizing the total traffic traversing the Alameda Street intersection with 12th Avenue East. Based upon the \$750,000 estimate to improve the intersection of Alameda Street and 12th Avenue East provided by the developer's engineer, \$41,250 in traffic impact fees will be due with the filing of the Final Plat for Eastpark Crossing Section II.

Public improvements for this property consist of the following:

Alleys. The engineer for the owner has made a request to waive alley requirements. Adequate fire lanes and service lanes will be provided.

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 filing of the final plat.

Sanitary Sewers. A sanitary sewer main will be extended to the north to serve all proposed lots and installed in accordance with approved plans and City and Department of Environmental Quality standards.

Sidewalks. Sidewalks are existing. Any sidewalks damaged during development will be required to be replaced.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention systems.

Streets. Alameda Street and 12th Avenue N.E. are existing. Traffic impact fees will be collected (\$41,250 with the filing of the Final Plat for Eastpark Crossing Section II) to widen both roadways and to modify the existing traffic signal. Widening will provide dual left-turn lanes and exclusive right-turn lanes on all four intersection approaches.

Water Mains. There is an existing 24" water main on the north side of Alameda Street and a 12" water main on the east side of 12th Avenue N.E. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrants.

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat for Eastpark Crossing Section II, a Planned Unit Development with alley waiver.