



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-10

File ID: PP-1718-10 **Type:** Preliminary Plat **Status:** Non-Consent Items

Version: 1 **Reference:** Item 31 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 02/16/2018

File Name: Grace Living Center-Norman Prelim Plat **Final Action:**

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR GRACE ADDITION, A PLANNED UNIT DEVELOPMENT, A REPLAT OF GRACE ADDITION. (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST MAIN STREET EAST OF 48TH AVENUE S.W.)

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

ACTION TAKEN: _____

Agenda Date: 04/24/2018

Agenda Number: 31

Attachments: Traffic Table, Location Map, Preliminary Site Plan, Preliminary Plat, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 3-8-18 PC Minutes - Grace Living Center

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	03/08/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/24/2018		Pass
Action Text: A motion was made by Sherrer, seconded by Jan, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/24/2018. The motion carried by the following vote:							

Text of Legislative File PP-1718-10

Body

BACKGROUND: This item is a preliminary plat for Grace Addition, a Planned Unit Development, a Replat of Grace Addition, and is generally located on the south side of West Main Street approximately 1/8 mile east of 48th Avenue S.W. This property consists of one (1) lot on approximately 8.7 acres. The owners propose to expand the existing skilled nursing facility, including possibly a medical clinic and educational classrooms.

Planning Commission, at its meeting of March 8, 2018, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and Medium Density Residential Designation to Mixed Use Designation, while retaining the Flood Plain Designation, rezoning the property from C-1, Local Commercial District, RM-2, Low Density Apartment District and RM-4, Mobile Home Park District to a PUD, Planned Unit Development, closure of portions of drainage and utility easements and the preliminary plat.

DISCUSSION: The proposed 35,445 square foot addition to the existing skilled nursing center will add 65 single-occupancy rooms to the facility. This is expected to generate approximately 238 trips per day, 20 AM peak hour trips, and 21 PM peak hour trips. The development is located on the southeast corner of the intersection of Main Street with 48th Avenue SW. Traffic capacities on Main Street exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by one additional access point along Main Street. Driveway spacing meets the City requirements in the Engineering Design Criteria.

Public improvements for the 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. Sanitary sewer is existing. A portion of sanitary sewer main will be eliminated that conflicts with the proposed structure.

Sidewalks. There is an existing sidewalk adjacent to 48th Avenue SW. A sidewalk will be constructed adjacent to West Main Street.

Storm Water. A fee in lieu of detention will be required based on its location relative to the lower reach of the drainage basin. Stormwater will be conveyed to the east in an existing drainage system.

Streets. Forty-eighth Avenue S.W. and West Main Street are existing.

Water Mains. There is an existing 12-inch water main adjacent to West Main Street. There is an existing water main adjacent to 48th Avenue S.W. There is an existing looped water system serving the existing structure. A portion of the looped water line will be relocated where it conflicts with the proposed structure.

RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat.