



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

CONSIDERATION OF A PRELIMINARY PLAT FOR MONTEREY ADDITION. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 12TH AVENUE S.E. AND CEDAR LANE)

body

BACKGROUND: This item is a preliminary plat for Monterey Addition (previously a part of Cedar Lane Addition) and is generally located east of 12th Avenue S.E. and south of Cedar Lane Road.

The Norman Board of Parks Commissioners, at its meeting of November 3, 2005, recommended park land dedication for Monterey Addition.

Planning Commission, at its meeting of February 9, 2006, recommended to City Council that this property be placed in the Current Urban Service Area from Future Urban Service Area and that this property be placed in R-1, Single Family Dwelling District and removed from A-2, Rural Agricultural District.

The preliminary plat expired on April 25, 2011, per the five (5) year term established in the Subdivision Regulations.

Planning Commission, at its meeting of April 11, 2013, recommended approval of the preliminary plat for Monterey Addition.

The original preliminary plat for the area of Monterey Addition consisted of 42.74 acres and 157 residential lots.

The property that has been previously final platted consists of 11.81 acres and 37 residential lots with one common area (detention) filed of record. Therefore, the current preliminary plat consists of the remaining 30.93 acres and 120 residential lots.

DISCUSSION: The proposed 120 single-family residential lots in this addition are expected to generate approximately 1,242 trips per day, 94 AM peak hour trips, and 124 PM peak hour trips. Traffic capacities on 12th Avenue SE and Cedar Lane Road 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 proposed with this addition was analyzed as part of a larger traffic impact study prepared for the Cedar Lane Addition Preliminary Plat. This study previously identified traffic impact fees for improvements to the Cedar Lane Road intersection with 12th Avenue SE (\$138,965), the 12th Avenue SE intersection with State Highway 9 (\$9,998), and the Classen Boulevard intersection with Post Oak Road (\$4,025). The Monterey Preliminary Plat represents 9.45% of the daily trip generation of the overall Cedar Lane Addition Preliminary Plat. Accordingly, the portion of those fees attributable to the Monterey Preliminary Plat is \$13,128.05, \$944.51, and \$380.24, respectively. Total impact fees attributable to the Monterey Preliminary Plat are \$14,452.80.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with accepted plans. Their locations have been approved by the Fire Department.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development.

Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.

Drainage. Storm sewers and appurtenant drainage structures will be installed in accordance with accepted plans and City drainage standards and conveyed to existing or proposed privately maintained detention facilities.

Streets. Streets will be constructed in accordance with accepted plans and City paving standards.

Traffic Signal and Intersection Improvements. Based upon the traffic study for the Cedar Lane Addition Preliminary Plat, this applicant will be required to fund a portion of the cost of improvements to the Cedar Lane Road intersection with 12th Avenue SE (\$13,128.05), the 12th Avenue SE intersection with State Highway 9 (\$944.51), and the Classen Boulevard intersection with Post Oak Road (\$380.24). Total impact fees attributable to the Monterey Preliminary Plat are \$14,452.80.

Water Mains. Water mains will be installed in accordance with accepted plans and City and Department of Environmental Quality standards.

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

There have been some minor changes made to the preliminary plat regarding the existing oil well. The operator has requested a larger fenced area than what was submitted to Planning Commission. The developer has agreed to make the requested changes and the engineer for the developer has prepared a revised preliminary plat with the changes. The current oil well operator, Trinity Resources, Inc., submitted a letter of protest regarding this preliminary plat on April 24, 2013. However, on May 14, 2013, Trinity Resources, Inc. withdrew their protest following a settlement of their differences with the developer.

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