



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-9

File ID: PP-1718-9

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 26

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/16/2018

File Name: 24th Avenue Church of Christ - Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR 24TH AVENUE CHURCH OF CHRIST ADDITION. (1660 24TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for 24th Avenue Church of Christ Addition.

ACTION TAKEN: _____

Agenda Date: 04/24/2018

Agenda Number: 26

Attachments: Text File, Traffic Table, Location Map, Staff Report, 24th Ave Church Preliminary Plat, 24th Ave Church Site Plan, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 3-8-18 PC Minutes - 24th Ave Church of Christ

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			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					
1	City Council	04/10/2018	Postponed		04/24/2018		Pass
	Action Text:	A motion was made by Council Member Castleberry, seconded by Council Member Hickman, that this Preliminary Plat be Postponed . The motion carried by the following vote:					

Text of Legislative File PP-1718-9

Body

BACKGROUND: This item is a preliminary plat for 24th Avenue Church of Christ Addition generally located on the west side of 24th Avenue S.E. one-half mile south of East Lindsey Street. The property consists of approximately 2.49 acres and one (1) lot to be utilized as a church.

City Council, at its meeting of December 12, 1961, adopted Ordinance O-1322, placing this property in the A-2, Rural Agricultural District. Planning Commission, on March 8, 2018, recommended to City Council that the preliminary plat for the 24th Avenue Church of Christ Addition be approved.

DISCUSSION: The proposed 4,536 square foot Church, is expected to generate approximately 42 trips per day, 3 AM peak hour trips, and 3 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required, the developer submitted an electronic mail message detailing the information relative to the proposed square footage and the number of seats. The development is proposed for location along the west side of 24th Avenue SE just south of Reagan Elementary School.

The proposed Church will access 24th Avenue SE by way of an existing driveway that will be widened to accommodate entering and exiting traffic. No other off-site improvements are anticipated.

Public improvements for this property consist of the following:

Fire Hydrants: A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.

Sanitary Sewer: A sanitary sewer main is existing serving the property.

Sidewalks: Sidewalk is existing.

Storm Water: Stormwater pipes will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to privately maintained detention facility.

Streets: Twenty-fourth Avenue S.E. paving is existing.

Water: A water main will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrant.

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

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for the 24th Avenue Church of Christ Addition.