



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-2021-3

File ID: PP-2021-3

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 46

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/19/2020

File Name: Hames Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR HAMES ADDITION (A REPLAT OF LOT 1, BLOCK 1, HAMES ADDITION. (910 AND 920 NORTH LAHOMA AVENUE))

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition.

ACTION TAKEN: _____

Agenda Date: 01/12/2021

Agenda Number: 46

Attachments: City Council Staff Report, Traffic Table, Location Map, Preliminary Plat, Final Site Plan, Staff Report, Pre-Development Summary, Greenbelt Comments, 11-12-20 PC Minutes - PP-2021-3 Hames

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	11/12/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/08/2020		Pass
	Action Text:	Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 12/8/2020					
1	Planning Commission	11/12/2020					

Text of Legislative File PP-2021-3

body

BACKGROUND: This item is a preliminary plat for Hames Addition (a Replat of Lot 1, Block 1, Hames Addition) located at 910 and 920 North Lahoma Ave.

City Council, at its meeting of October 27, 1998, adopted Ordinance O-9899-14 placing the larger portion of this property in I-1, Light Industrial District. A final plat was filed of record for that area with the Cleveland County Clerk on August 6, 2009. City Council, at its meeting of August 10, 2010, adopted Ordinance ZO-0910-4 placing the remainder of the property in the I-1, Light Industrial District. The owner intends to combine these two properties through this preliminary platting process. The property is currently undeveloped. Planning Commission approved the preliminary plat on November 12, 2020.

This property consists of one (1) lot and 1.09 acres. The owner proposes to construct two (2) large industrial buildings and an office building.

DISCUSSION: The Hames Addition development, a 20,500 square foot warehouse facility in this preliminary plat, is proposed for a location on North Lahoma Avenue on the southwest corner of the Hughbert Street intersection. This addition is expected to generate approximately 126 trips per day, 34 AM peak hour trips, and 22 PM peak hour trips. As such, the trip generation potential for this development is well below 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. (See Table 1)

PUBLIC IMPROVEMENTS:

Fire Hydrant. A fire hydrant will be installed to City standards. The fire department has approved its location.

Drainage. A privately maintained underground detention facility and an above ground parking lot detention facility will be utilized.

Sanitary Sewer. Sanitary sewer mains are existing.

Sidewalks. Sidewalks are not required based on the fact North Lahoma Avenue is not a principal arterial.

Street. North Lahoma Avenue is existing.

Water. Water mains are existing.

PUBLIC DEDICATIONS:

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

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition.

