



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1516-15**

**File ID:** PP-1516-15

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 28

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 02/02/2016

**File Name:** Victory Family Church Addition Prelim Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR VICTORY FAMILY CHURCH ADDITION. (GENERALLY LOCATED BETWEEN FLOOD AVENUE/HIGHWAY 77 AND 24TH AVENUE N.W. ONE-THIRD MILE SOUTH OF FRANKLIN ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Victory Family Church Addition.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 03/22/2016

**Agenda Number:** 28

**Attachments:** Text File Victory, Traffic Table, Location Map, Preliminary Plat, Site Plan, Staff Report, Pre-Development Summary, Transportation Impacts, Greenbelt Commission Comments, 2-11-16 PC Minutes

**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	02/11/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
	<b>Action Text:</b> 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	03/22/2016					

### Text of Legislative File PP-1516-15

body

**BACKGROUND:** This item is a preliminary plat for Victory Family Church Addition and is generally located between Flood Avenue (Highway No. 77) and 24th Avenue N.W. and one-third of a mile south of Franklin Road. The property consists of approximately 5.7 acres and one (1) lot. The property is proposed for the expansion of church use and parking lot. The church has negotiated with Phillips 66 Pipeline LLC for the encroachment of portion of their proposed structure within a 50-foot setback zone.

City Council, at its meeting of September 12, 2000, adopted Ordinance No. O-0001-8 placing this property in I-1, Light Industrial District with Special Use for a Church. Planning Commission, on February 11, 2016, recommended to City Council that the preliminary plat for the Victory Family Church Addition be approved.

**DISCUSSION:** The site plan for the proposed Victory Family Church project involves the expansion of an existing Church facility to add 32,312 additional square feet. The Church is located on the east side of Flood Avenue between its intersections with Franklin Road and 24th Avenue NW. The existing Church has two driveways onto Flood Avenue. The expansion will add two more onto 24th Avenue NW. Based on analysis provided, a 32,312 square foot Church expansion will generate approximately 294 trips per day, 18 AM peak hour trips, and 18 PM peak hour trips. As such, the trip generation potential for this development is below the threshold for when a traffic impact study is required. Regardless, a minimal analysis was requested of the developer to document the trips to be generated and to discuss potential access to the site. 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.

The requested traffic impact analysis was completed by Crafton Tull and submitted for the subject development on January 22, 2016. Revisions to the analysis were requested and were received on January 27, 2016. The traffic analysis concluded that the location of the two proposed access points meet the criteria in the City's Engineering Design Criteria in terms of both spacing and sight distance requirements. The Church will be responsible for widening their half of 24th Avenue NW across their frontage tying into the three-lane section to the north that was constructed by Cleveland County for the new correctional facility.

Public improvements for this property consist of the following:

**Fire Hydrants:** Fire hydrants are existing.

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

**Storm Water:** Storm water pipes will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing privately maintained detention facility. There is a possibility the existing detention facility designed to include this phase has sedimentation in it and additional excavation may be needed to provide capacity when storm water is conveyed from the proposed structure and new paving.

**Streets:** Twenty-fourth Avenue N.W. will be constructed in accordance with approved plans and City paving standards. Twenty-fourth Avenue N.W. is designated as a collector street.

**Water:** Water mains are existing.

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

**Water Quality Protection Zone:** This property contains WQPZ. The owners do not have any proposals within the WQPZ. With final platting the owners will submit covenants for the purpose of protecting the WQPZ.

**STAFF RECOMMENDATION:** Based on the above information, staff recommends approval of the preliminary plat for the Victory Family Church Addition.