



City of Norman, OK

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

Master

File Number: PP-1314-10

File ID: PP-1314-10

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 36

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/17/2013

File Name: Sooner Mobile Home Redevelopment Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR SOONER MOBILE HOME REDEVELOPMENT ADDITION, A PLANNED UNIT DEVELOPMENT, (A PORTION OF THE PROPERTY), A REPLAT OF SOONER MOBILE HOME PARK ADDITION AND WAIVER OF ALLEY REQUIREMENTS FOR LOTS 3 AND 4, BLOCK 1 LOCATED AT 2601 S. CLASSEN BOULEVARD.

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 12/10/2013

Agenda Number: 36

Attachments: Location Map, Text File Prelim.pdf, Attachment A.pdf, Preliminary Plat, PP-1314-10 Staff Report, Transportation Impacts, Prelim Site Plan SMHP.pdf, Prelim Site Devel Plan SMHP.pdf, Alley Waiver, 11-14-13 PC Minutes - Sooner Mobile Home Redevelopment

Project Manager: Ken Danner, Subdivision 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	11/14/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/10/2013		Pass
Action Text: A motion was made by Commissioner Gasaway, seconded by Commissioner Sherrer, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 12/24/2013. The motion carried by the following vote:							

Text of Legislative File PP-1314-10

body

BACKGROUND: This item is a preliminary plat for Sooner Mobile Home Redevelopment, a Planned Unit Development (a portion of the property), a Replat of Sooner Mobile Home Park Addition, and is generally located at 2601 South Classen Boulevard. The preliminary plat consists of 26.22 acres and one lot and block

with 179 multi-story apartment units with required parking. The remainder of the property consists of 11.28 acres and three (3) commercial lots. With the proposed site plan, one (1) lot indicates a grocery store and fueling station. The other lots indicate possible restaurant facilities. The total preliminary plat contains 37.50 acres.

The Norman Board of Parks Commissioners, at its meeting of November 7, 2013, recommended fee in lieu of park land dedication. The Flood Plain Permit Committee, at its meeting of November 4, 2013, approved Flood Plain Permit No. 534 for the extension of the drainage structure under Classen Boulevard, including installation of public sidewalk.

Planning Commission, at its meeting of November 14, 2013, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Floodplain Designation and Commercial Designation to Medium Density Residential Designation and Commercial Designation.

Planning Commission, at its meeting of November 14, 2013, recommended placing a portion of this property in PUD, Planned Unit Development, and remove it from A-2, Rural Agricultural District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and C-1, Local Commercial District, placing another portion of this property in C-2, General Commercial District and remove it from C-1, Local Commercial District; RM-4, Mobile Home Park District; R-3, Multi-Family Dwelling District and the remaining portion of the property in C-1, Local Commercial District and remove it from A-2, Rural Agricultural District and RM-4, Mobile Home Park District.

In addition, at its same meeting, the Planning Commission recommended to City Council that the preliminary plat for Sooner Mobile Home Redevelopment, a Planned Unit Development (a portion of the property), a Replat of Sooner Mobile Home Park Addition, be approved.

DISCUSSION: The site plan for the proposed Sooner Mobile Home Redevelopment project involves the development of apartment units and a grocery store with fueling center. The location of this project is proposed for the east side of US Highway 77 between the two intersections at Classen Boulevard and at Constitution Street. Primary access to the development will be from two new driveways accessing US Highway 77. One will be located opposite Classen Boulevard, forming the fourth leg of that existing intersection, and the other will be located opposite Constitution Street, forming the fourth leg of that existing intersection. Based on analysis provided, 192 apartment units with 652 beds along with a 41,117 square foot supermarket with gas station will generate approximately 6,462 trips per day or 657 PM peak hour trips. As such, the trip generation potential for this development is above 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 Attachment A.

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development in October, 2013. The traffic study concluded that off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed. Improvements are needed at the US Highway 77 intersections with Classen Boulevard and with Constitution Street.

The improvements at the Classen Boulevard intersection include a traffic signal modification to add the fourth leg to access the development and the provision of a southbound left-turn lane into the development providing 150 feet of storage. The signal modification will replace two poles on the east side of US Highway 77 and upgrade the signal controller and cabinet to be able to accommodate the additional equipment needed for the fourth leg of the intersection.

The improvements at the Constitution Street intersection include a modification to the lane assignments on the west leg of the intersection to eliminate the existing split phasing for the east and west legs of this intersection. All costs associated with these improvements will be the responsibility of the developer and plans for both upgrades must be submitted with the final plat.

IMPROVEMENT PROGRAM: Public improvements for this property consist of the following:

Alleys. Planning Commission, at its meeting of November 14, 2013, recommended waiver of the alley requirements for the north two (2) commercial lots (Lots 3 and 4, Block 1).

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

Permanent Markers. Permanent markers will be installed prior to filing the final plat.

Sanitary Sewers. Sanitary sewers within the Planned Unit Development will be privately maintained by the owner. There are existing public sanitary sewer mains that serve all of the lots.

Sidewalks. Sidewalks will be required adjacent to Classen Boulevard (US Highway 77). Sidewalks will be installed adjacent to the public streets serving the multiple lots.

Storm Sewers. Storm water runoff will be conveyed to proposed detention facilities. Storm water will then be conveyed to a tributary of Bishop Creek.

Streets. Classen Boulevard (US Highway 77) is existing. However, with the new intersection at Classen Boulevard and 12th Avenue S.E. additional street, drainage, signalization and sidewalk improvements will be required. Modifications to the existing traffic signal on US Highway 77 at Constitution Street will also be required to support the proposed development. Constitution Street and Classen Boulevard serving the development will be constructed in accordance with City paving standards.

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

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the request to waive alley requirements for Lots 3 and 4, Block 1 and approval of the preliminary plat for Sooner Mobile Home Redevelopment Addition, a Planned Unit Development, (a portion of the property) a Replat of Sooner Mobile Home Park Addition.