



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-14

File ID: PP-1516-14 **Type:** Preliminary Plat **Status:** Non-Consent Items

Version: 1 **Reference:** Item No. 30 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 11/16/2015

File Name: Shops at Tecumseh Crossing Prelim Plat **Final Action:**

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR SHOPS AT TECUMSEH CROSSING ADDITION WITH A WAIVER OF THE ALLEY REQUIREMENTS. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 24TH AVENUE N.W. AND WEST TECUMSEH ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the revised preliminary plat for Shops at Tecumseh Crossing Addition with a waiver of the alley requirements.

ACTION TAKEN: _____

Agenda Date: 02/23/2016

Agenda Number: 30

Attachments: Traffic Table, Location Map, Preliminary Plat, Site Plan, Staff Report, Transportation Impacts, Request for Alley Waiver, Pre-Development Summary, Greenbelt Commission Comments, 1-14-16 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	12/10/2015	Postponed		01/14/2016		Pass
1	Planning Commission	01/14/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/23/2016		Pass

Text of Legislative File PP-1516-14

body

BACKGROUND: This item is a preliminary plat for Shops at Tecumseh Crossing Addition and is located at the southwest corner of the intersection of West Tecumseh Road and 24th Avenue N.W. The preliminary plat consists of 7.5 acres and five lots. The lots are proposed for retail, office and restaurant uses.

Planning Commission, at its meeting of January 14, 2016, recommended amending the NORMAN 2025 Land

Use and Transportation Plan from Industrial Designation to Commercial Designation for the property. Planning Commission, at its meeting of January 14, 2016, recommended placing this property in the in C-2, General Commercial District and removing it from I-1, Light Industrial District. In addition, at its same meeting, the Planning Commission recommended to City Council that the waiver of alley requirements and the preliminary plat for Shops at Tecumseh Crossing Addition be approved.

DISCUSSION: The proposed 35,400-square feet of commercial space in this addition are expected to generate approximately 2,210 trips per day, 84 AM peak hour trips, and 165 PM peak hour trips. The development is proposed for the southwest corner of the Tecumseh Road intersection with 24th Avenue NW. Traffic capacities on Tecumseh Road and 24th Avenue NW will exceed the demand for existing and proposed trips, once improvements identified in the Garver Validation Study for the University North Park are completed, as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates more than 100 peak hour trips, this development was required to submit a traffic impact study. This study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received in November, 2015. The development will be served by two partial access points along 24th Avenue NW south of Tecumseh Road and one full access on Tecumseh Road west of 24th Avenue NW. No median openings coincide with the driveway locations along 24th Avenue NW. Driveway spacing meets the City requirements in the Engineering Design Criteria.

Public improvements for this property consist of the following:

Alleys. Planning Commission, at its meeting of October 9, 2014, recommended waiver of the alley requirements for Lots 1, 2 and 3, 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. A sanitary sewer main will be extended from Flood Avenue to the property in accordance with City and Department of Environmental Quality standards.

Sidewalks. A ten-foot (10') width sidewalk will be installed adjacent to West Tecumseh Road. A five-foot (5') sidewalk will be installed adjacent to 24th Avenue N.W.

Storm Sewers. Storm water runoff will be conveyed to a detention facility located on the site.

Streets. West Tecumseh Road and 24th Avenue N.W. are existing public streets.

WQPZ. This property contains the Water Quality Protection Zone encompassing a tributary to Little River. The engineer for the developer has submitted an engineered solution to reduce the area of the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ upon the submittal of a final plat that contains the WQPZ.

Water. There is an existing 24" water main adjacent to West Tecumseh Road. There is an existing 12" water main adjacent to 24th Avenue N.W.. There is a proposed internal looped water main that will serve all of the lots and provide water for proposed fire hydrants.

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 and approval of the preliminary plat for Shops at Tecumseh Crossing Addition.