



# City of Norman, OK

Municipal Building  
 Council Chambers  
 201 West Gray  
 Norman, OK 73069

## Master

**File Number: PP-1314-16**

**File ID:** PP-1314-16

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 37

**In Control:** City Council

**Department:** Public Works  
 Department

**Cost:**

**File Created:** 04/14/2014

**File Name:** St. James Centre Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR ST. JAMES CENTRE ADDITION AND WAIVER OF ALLEY REQUIREMENTS FOR LOT 3, BLOCK 1. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CEDAR LANE ROAD AND CLASSEN BOULEVARD).

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for St. James Centre Addition and waiver of alley requirements for Lot 3, Block 1.

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

**Agenda Date:** 08/12/2014

**Agenda Number:** 37

**Attachments:** Text File St. James Centre.pdf, Attachment A, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Request for Alley Waiver, Pre-Development Summary, Preliminary Site Plan, Greenbelt Comments.pdf, 5-8-14 PC Minutes - Postponement, 6-12-14 PC Minutes, email postponement July 22 2014.pdf

**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	05/08/2014	Postponed				Pass
	<b>Action Text:</b>	A motion was made by Sherrer, seconded by McCarty, that this Preliminary Plat be Postponed . The motion carried by the following vote:					
1	Planning Commission	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/22/2014		Pass
	<b>Action Text:</b>	A motion was made by Gasaway, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/22/2014. The motion carried by the following vote:					
1	City Council	07/22/2014	Postponed				Pass
	<b>Action Text:</b>	A motion was made by Council Member Castleberry, seconded by Council Member Heiple, that this Preliminary Plat be Postponed until August 12, 2014 . The motion carried by the following vote:					

## Text of Legislative File PP-1314-16

Body

**BACKGROUND:** This item is a preliminary plat for St. James Centre Addition which is generally located at the southeast corner of the intersection of Classen Boulevard and Cedar Lane Road. The preliminary plat consists of thirty-two (32) acres and six (6) commercial lots. With the proposed site plan, one (1) lot indicates a large store and another as a fueling station. The other lots indicate possible retail/restaurant facilities.

Planning Commission, at its meeting of June 12, 2014, by a vote of 9-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation, Commercial Designation for a portion of the property; and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property. At the same meeting Planning Commission recommended placing this property in the 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 preliminary plat for St. James Centre Addition with alley waiver for Lot 3, Block 1, be approved.

**DISCUSSION:** Completion of the proposed commercial addition to be located at the southeast corner of the U.S. Highway 77 (Classen Boulevard) intersection with Cedar Lane Road will add a large retail store, a gas station, and four seller retained commercial out lots to serve the surrounding area. The proposed development is expected to generate 14,409 trips on an average weekday and 1,068 trips during the PM peak hour. Traffic impact fees were established as part of previous studies in the area which remain applicable to the current plan for build out of this development. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Given the trip generating potential of the site, a traffic impact analysis was required for submittal with the Preliminary Plat. The Traffic Impact Study was prepared by Traffic Engineering Consultants of Oklahoma City and received in early April, 2014. All access will be accommodated by three driveways along Classen Boulevard (one will allow only right-turn entering and right-turn exiting movements), five driveways along Cedar Lane Road (one will allow only right-turn entering and right-turn exiting movements), and two driveways along 24th Avenue SE. Traffic impact fees were previously calculated at \$277.75 per PM peak hour trip for a total of \$296,637. It was negotiated; therefore, that the fees for this development would be collected as building permits are issued. Of this total, \$208,535.81 is attributable to the large retail store, \$27,943.21 is attributable to the gasoline station, and \$60,157.98 is attributable to the balance of the St. James Centre site.

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

Alleys. Planning Commission, at its meeting of June 12, 2014, recommended waiver of the alley requirements for Lot 3, Block 1.

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.

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

Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards. Lots 1 through 5 will utilize an existing sanitary sewer system located in the northwest corner of the property. Lot 6 might utilize the Post Oak lift station unless it can gravity flow to the north in the St. James Park development. If it goes to the Post Oak lift station the developer will participate in the payback at such time as the final plat is submitted and prior to its recording at the Cleveland County Court House.

Sidewalks. Sidewalks will be constructed adjacent to a portion of 24th Avenue S.E. and Cedar Lane Road as part of the Cedar Lane Road Paving Project. The developer will construct sidewalks adjacent to that portion of 24th Avenue S.E. that is not included in the project. The developer will construct sidewalks adjacent to Classen

Boulevard. As part of the Cedar Lane Road Paving Project, sidewalks will be constructed adjacent to Cedar Lane Road.

Traffic Signals. Traffic impact fees were previously calculated at \$277.75 per PM peak hour trip for a total of \$296,637. These fees will improve the Classen Boulevard intersections with Cedar Lane Road, Renaissance Drive, Southlake Boulevard, and Ann Branden Boulevard. It was negotiated that the fees for this development would be collected as building permits are issued. Of this total, \$208,535.81 is attributable to the large retail store, \$27,943.21 is attributable to the gasoline station, and \$60,157.98 is attributable to the balance of the St. James Centre site.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. The internal storm sewers will be privately maintained. Privately maintained detention facilities will be constructed for the conveyance of storm water.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. Classen Boulevard is existing. Cedar Lane Road is a paving project that has been let for construction. A portion of 24th Avenue S.E. is included with the Cedar Lane Road Paving Project. The remainder of 24th Avenue S.E. will be constructed half width as an urban principal arterial street by the developer.

Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing twelve-inch (12") water mains adjacent to Cedar Lane Road and 24th Avenue S.E. The developer will install a twelve-inch (12") water main adjacent to Classen Boulevard. Interior water lines will be installed and looped to provide fire protection for Lot 5, Block 1.

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

**STAFF RECOMMENDATIONS:** Based upon the above information, Staff recommends approval of the request to waive alley requirements for Lot 3, Block 1 and approval of the preliminary plat for St. James Centre Addition.