



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-20

File ID: PP-1415-20

Type: Preliminary Plat

Status: ATS Paused

Version: 1

Reference: Item 44

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/13/2015

File Name: Ruppert's 2nd Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR RUPPERT'S 2ND ADDITION.
(6777 NORTH INTERSTATE DRIVE).

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Ruppert's 2nd Addition.

ACTION TAKEN: _____

Agenda Date: 04/14/2015

Agenda Number: 44

Attachments: Location Map, Preliminary Plat, Staff Report,
Transportation Impacts, Site Plan, Predevelopment
Summary, Greenbelt Comments, 3-12-15 PC
Minutes - PP-1415-20

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	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File PP-1415-20

Body

BACKGROUND: This item is a preliminary plat for Ruppert's 2nd Addition and is generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive. The property consists of 11 acres and one (1) lot. The property contains an existing industrial development. This property will utilize an existing private sanitary sewer facility.

City Council, on September 11, 1962 adopted Ordinance 1405 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District. On March 24, 1964, City Council adopted Ordinance 1637 placing the remainder of this property in I-2, Heavy Industrial District and removing it from C-2, General Commercial District. The property was never platted.

Planning Commission, on March 12, 2015, recommended to City Council that the preliminary plat for Ruppert's 2nd Addition be approved.

DISCUSSION: Ruppert's 2nd Addition, which is a salvage operation along the east side of North Interstate Drive, will add one building totaling 2,450 square feet. All access to this new building will be from an existing driveway on North Interstate Drive. This subdivision is expected to generate approximately 50 trips per day or 11 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.

The additional PM peak hour trips generated by this subdivision will be used to determine traffic impact fees for signalization of the Indian Hills Road intersections with 36th Avenue NW, the southbound I-35 ramps, and the northbound I-35 ramps. The fees for these improvements were calculated in a previous traffic study of the area to be \$66.05 per PM peak hour trip. Based upon the pre-determined fee, the total to be collected with the filing of the Final Plat for this Addition is \$726.55 (\$66.05 per PM peak hour trip times 11 PM peak hour trips).

Public improvements for this property consist of the following:

Paving: Interstate Drive is existing.

Sanitary Sewer: This property will utilize an existing private sanitary sewer system.

Storm Water: There are no changes in the existing impervious area. There is an existing business on the property. The owners will demolish an existing storage building and build a larger storage building in its place. There is an existing concrete pad that will be utilized as the foundation.

Traffic Signals: Traffic impact fees associated with this development will contribute toward the future need to signalize the intersections of Indian Hills Road with 36th Avenue NW, North Interstate Drive and Interstate Drive. The total proportional share for this development is \$726.55 and will be collected prior to the filing of a final plat.

Fire Protection: There is an existing fire hydrant to serve the existing and proposed structures.

Water: There is an existing 12-inch (12") water line adjacent to North Interstate Drive.

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

WQPZ: There is a Water Quality Protection Zone on the eastern portion of the property. There are no plans to build structures within that area.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat for the Ruppert's 2nd Addition.