



City of Norman, OK

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

Master

File Number: PP-1314-2

File ID: PP-1314-2

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 40

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 06/20/2013

File Name: LINBERRY CORNER EXPANSION PP

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR LINBERRY CORNER EXPANSION ADDITION. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WEST LINDSEY STREET AND SOUTH BERRY ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Linberry Corner Expansion Addition.

ACTION TAKEN: _____

Agenda Date: 08/27/2013

Agenda Number: 40

Attachments: Attachment A.pdf, Location Map, Preliminary Plat
Linberry Corern, Staff Report - Linberry Corner PP,
Transportation Impacts - Linberry Corner, Preliminary
Site Plan Linberry, Request for Alley Waiver -
Linberry Corner, 7-11-13 PC Minutes - R-1314-7
O-1314-3 PP-1314-2

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	07/11/2013	Recommended for Rejection	City Council	08/27/2013		Pass
Action Text: A motion was made by Commissioner Knotts, seconded by Commissioner Gordon, that this Preliminary Plat be Recommended for Rejection to the City Council , due back on 8/27/2013. The motion carried by the following vote:							

Text of Legislative File PP-1314-2

Body

BACKGROUND: This item is a preliminary plat for Linberry Expansion Addition and is located 200 feet south of West Lindsey street on the east side of South Berry Road. This property consists of 0.89 acres and one (1) commercial lot. The overall plan consists of combining this parcel with the existing restaurant parcel to the north providing adequate parking through a lot line adjustment. The current restaurant (aka Texadelphia) has limited parking and the applicants wish to expand the parking to the south to alleviate the problem.

There is an existing driveway off of South Berry Road serving the existing restaurant. If the proposed parking area is constructed, this drive will be removed and a new access will be built into the proposed parking area from South Berry Road. The existing lot with the restaurant will be connected to the proposed parking area through an internal connecting drive. There will be no additional curb cuts on South Berry Road as a result of this development.

Planning Commission, at its meeting of July 11, 2013, recommended denial of amending the 2025 Land Use and Transportation Plan from Low-Density Residential Designation to Commercial Designation and recommended to City Council that this property should not be placed in the C-2, General Commercial and removed from R-1, Single Family Dwelling District. In addition, Planning Commission recommended rejection of the preliminary plat for Linberry Expansion Addition on the basis that it did not meet the requirements of the R-1, Single Family Dwelling District.

DISCUSSION: The existing restaurant at the southeast corner of the intersection of Lindsey Street and Berry Road is currently unoccupied and is for sale/lease. The landowner has acquired the parcel immediately to the south for the construction of a parking lot that will serve a new tenant in the existing restaurant building. As such, no new traffic will be added to the surrounding street system as the size of the existing restaurant will remain unchanged. The traffic capacities on the affected roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Public improvements for this property consist of the following:

Alley. The engineer for the applicant has made a request to waive alley requirements. Since there are no existing alleys to utilize and since this is proposed for parking, staff can support the request.

Fire Hydrants. Fire hydrants are existing.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks will be constructed adjacent to South Berry Road.

Storm Sewers. Stormwater will be conveyed to an on-site detention facility.

Streets. South Berry Road is existing.

Water Mains. A twelve-inch (12") water main is existing.

Public Dedications. All rights-of-way and easements will be dedicated with a final plat.

RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for Linberry Expansion Addition subject to City Council's approval of Ordinance No. O-1314-3.