



City of Norman, OK

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

Text File

File Number: PP-1213-15

Agenda Date: 5/28/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Preliminary Plat

Agenda Number: 46

Title

CONSIDERATION OF A PRELIMINARY PLAT FOR CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A REPLAT OF PART OF LOT 1 AND ALL OF LOT 2, BLOCK 2, LITTLE RIVER GREEN ADDITION, A PLANNED UNIT DEVELOPMENT, AND WAIVER OF ALLEY REQUIREMENTS. (GENERALLY LOCATED ON THE WEST SIDE OF INTERSTATE DRIVE AND NORTH OF ROCK CREEK ROAD)

body

BACKGROUND: This item is a preliminary plat for Christian Brothers Automotive Addition and is located on the west side of Interstate Drive and north of West Rock Creek Road. This property consists of 1.3 acres and two (2) lots, an automotive repair facility on Lot 2 and retail or support facility on Lot 1. Planning Commission, at its meeting of April 11, 2013 recommended to City Council the approval of Ordinance No. O-1213-40 placing this property in C-2, General Commercial, and removing it from PUD, Planned Unit Development. In addition, Planning Commission recommended approval of a request for a waiver in alley requirements, the submittal of a cash surety securing sidewalk improvements adjacent to Interstate Drive and approval of the preliminary plat for Christian Brothers Automotive Addition.

DISCUSSION: The proposed 4,500-square foot automotive care facility and the 3,200-square foot specialty retail in this addition are expected to generate approximately 354 trips per day, 23 AM peak hour trips, and 52 PM peak hour trips. Traffic capacities on 36th Avenue NW, Rock Creek Road, and North Interstate Drive exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

The development proposed with this addition was analyzed as part of a larger traffic impact study prepared by Traffic Engineering Consultants, Inc., for S&S Family Properties and submitted in March, 2012. One of the findings of the S&S Family Properties traffic impact study was that a traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. This signal will be warranted by the combination of existing traffic, site traffic generated by the proposed supermarket and fueling station, traffic generated by the remaining commercial property in the S&S Family Properties, and undeveloped portions of the University North Park development across I-35. Accordingly, traffic impact fees were calculated as part of the traffic impact study for the S&S Family Properties Addition. The fees attributable to the 19.32 acre share (east of the Wal-Mart Neighborhood store) were determined to be \$41,040 based upon 528 pm peak hour trips. For the Christian Brothers Automotive Preliminary Plat, the two proposed lots will generate a total of 52 trips during the PM peak hour which represents 9.85% of the total for the 19.32 acres. This equates to \$4,042.44 to be collected in traffic impact fees with the filing of this Final Plat for Christian Brothers Automotive.

Public improvements for this property consist of the following:

Alley. The engineers for the applicant have made a request to waive alley requirements. The proposed site plan shows circulation for delivery trucks and sanitation vehicles. Emergency vehicles will have the opportunity to utilize an emergency access to Interstate Drive through Lot 2.

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

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks will be constructed adjacent to Yarbrough Way on the south side of the street. At Planning Commission meeting of April 11, 2013, the developer agreed to post a cash surety for sidewalks adjacent to Interstate Drive.

At this time, there are no existing sidewalks to connect to extending north or south of the property along North Interstate Drive. However, in the near future the City will propose a sidewalk from the old alignment of Rock Creek Road to the south property line of Christian Brothers Automotive property. The cash surety will be used at that time to extend the sidewalk to the north side of this plat.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with accepted plans and City drainage standards. Storm water will be conveyed to the existing detention facility constructed for the City of Norman.

During the Planning Commission meeting, concerns were raised by members of the Planning Commission concerning the contamination of the storm water upon the wetlands that were created with a City project. The automotive facility will be required to install mud and grease traps to capture these contaminants. Also, with all changes, the oil waste is retrieved and recycled. Additionally, the wetlands are not incorporated within the detention pond but located in a separate area upstream of the site.

Streets. Yarbrough Way will be constructed as a City local street serving future development of the S&S Family Properties.

Traffic. One of the findings of the S&S Family Properties traffic impact study was that a traffic signal will eventually be warranted at the intersection of Rock Creek Road with Pendleton Drive. Accordingly, traffic impact fees were calculated as part of the traffic impact study for the S&S Family Properties Addition. The fees attributable to the 19.32 acre share (east of the Wal-Mart Neighborhood store) were determined to be \$41,040 based upon 528 pm peak hour trips. For the Christian Brothers Automotive Preliminary Plat, the two uses will generate a total of 52 trips during the PM peak hour which represents 9.85% of the total for the 19.32 acres. This equates to \$4,042.44 to be collected in traffic impact fees with the filing of this Final Plat for Christian Brothers Automotive.

Water Mains. A twelve-inch (12") water main will be extended from the south (near the old alignment of Rock Creek Road) to the northern boundary of the property. An eight-inch (8") water main will be installed adjacent to Yarbrough Way.

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

Concerns have been raised by the Phillips 66 pipeline company regarding the setback of the proposed building in relation to the location of their petroleum pipeline. City Code Section 19-406 D1 requires a fifty-foot (50') wide petroleum pipeline easement on raw subdivision plats. The attorney for the applicant has indicated that requirement has been met. The pipeline is currently located in a fifty-foot (50') private pipeline easement wherein the actual underground pipeline is located twenty-feet (20') east of the proposed Christian Brothers building.

RECOMMENDATION: Staff recommends approval of the request to waive alley requirements subject to approval of the preliminary plat for Christian Brothers Automotive Addition.