



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-1

File ID: FP-1415-1 **Type:** Final Plat **Status:** Consent Item

Version: 1 **Reference:** Item No. 15 **In Control:** City Council

Department: Public Works **Cost:** **File Created:** 07/24/2014
Department

File Name: Final Plat for Rose Rock Addition **Final Action:**

Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR ROSE ROCK SCHOOL ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT 1515 WEST MAIN STREET)

Notes: ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Rose Rock School Addition, a Planned Unit Development; and, if approved, accept the public dedications contained within the plat, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a fee in the amount of \$8,000 for flashing school beacons for West Main Street; and direct the filing of the final site development plan and final plat.

ACTION TAKEN: _____

Agenda Date: 08/12/2014

Agenda Number: 15

Attachments: Text File Rose Rock.pdf, Location Map, Final Plat (6-25-2014), Final Site Plan, Staff Report, Development Committee App, Preliminary Plat

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: mallory.scott@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1415-1

Body

BACKGROUND: This item is a final plat for Rose Rock School Addition, a Planned Unit Development which is located at 1515 West Main Street. City Council, at its meeting of April 23, 2013, adopted Ordinance No. O-1112-36 placing this property in PUD, Planned Unit Development District. Also, City Council approved the preliminary plat for Rose Rock School Addition, a Planned Unit Development.

The City Development Committee, at its meeting of July 25, 2014, reviewed the final plat and programs of public improvements for Rose Rock School Addition, a Planned Unit Development. The private school is proposing that this final plat include one (1) lot consisting of 3.72 acres.

DISCUSSION: In its current form, the proposed private school will facilitate 59 students and 5 faculty members for students in grades kindergarten through 5th grade. Also, there are no plans in the current proposal for new structures on the property. The current proposal for the school is to remodel the existing structure to meet the requirements of the school.

The installation of a traffic signal is recommended for the intersection of Main Street and Wylie Drive. The access for the proposed Rose Rock School intersects Main Street slightly west of the existing Wylie Drive intersection. However, under the proposed scenario, the traffic signal would control movements on and off Wylie Drive as well as in and out of the school. The traffic impact study shows that the proposed signal will be warranted with or without the development of the proposed Rose Rock School by the year 2016. Staff will continue to monitor the intersection moving forward to determine if, and when, a traffic signal might be needed at this location. If a traffic signal is needed, city staff will submit the project for funding in the City's annual Capital Improvement Program (CIP) and the federally-funded Transportation Improvement Program (TIP) through the Association of Central Oklahoma Governments (ACOG).

The proposed location of Rose Rock School, along a principal arterial street such as Main Street where there is a fairly high likelihood their students and/or parents with children will cross Main Street to get to/from the school, will be required to be equipped with a flashing school beacon for both eastbound and westbound Main Street approaches to the school. Reduced speed school zones equipped with flashing beacons have become standard practice for schools in Norman. Flashing school beacons require vehicles to reduce their speed to 25 mph during certain hours of the day.

On May 27, 2014, the applicant applied for a building permit for the internal remodeling of the existing building. Site improvements required of the applicant, as part of the building permit, must be completed prior to opening the school. Those site improvements include a 3-lane access road with circulation and off-street parking, storm water detention basin and a fire suppression system.

STAFF RECOMMENDATIONS: The final plat is consistent with the preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat subject to receipt of a fee in the amount of \$8,000 for flashing school beacons.