



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1516-13**

**File ID:** PP-1516-13

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 27

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 10/20/2015

**File Name:** Corporate Addition 1 Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR CORPORATE ADDITION 1, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ONE-HALF MILE EAST OF 24TH AVENUE S.E. ON THE SOUTH SIDE OF HIGHWAY 9).

**Notes:** ACTION NEEDED: Motion to approve or reject the preliminary plat for Corporate Addition 1, a Planned Unit Development.

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

**Agenda Date:** 02/23/2016

**Agenda Number:** 27

**Attachments:** Traffic Table, Location Map, Preliminary Plat,  
Preliminary Site Plan, Staff Report, Transportation  
Impacts, Pre-Development Summary, Greenbelt  
Commission Comments, 1-14-16 PC Minutes

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/12/2015	Postponed		12/10/2015		Pass
1	Planning Commission	11/12/2015					
1	Planning Commission	12/10/2015	Postponed		01/14/2016		Pass
1	Planning Commission	01/14/2016	Recommended for Adoption at a subsequent City Council Meeting	City Council	02/23/2016		Pass

### Text of Legislative File PP-1516-13

body

**BACKGROUND:** This item is a preliminary plat for Corporate Addition 1, a Planned Unit Development and is generally located one-half mile east of 24th Avenue S.E. and one-half mile south of State Highway No. 9. The preliminary plat consists of 46.7 acres and two (2) lots. The preliminary plat contains property from two property owners. Lot 1 has a proposed development but land is transferring between the two owners. Specifically the changes are in the area of the proposed public street (extension of John Saxon Boulevard).

Currently the owners of Lot 2 have no plans for development. As a result, Norman Economic Development Coalition will submit a revised preliminary plat whenever they have plans for development. Also, at such time as a final plat is submitted for Lot 1, it will include a replat of Lot 1, Block 1, Saxon Industrial Park Phase II. This will combine the two parcels and handle the realignment of the existing John Saxon Boulevard.

Planning Commission, at its meeting of January 14, 2016, recommended to City Council the amending of the PUD, Planned Unit Development established by Ordinance O-0607-35. Also, Planning Commission recommended approval of the preliminary plat for Corporate Addition 1, a Planned Unit Development.

**DISCUSSION:** The proposed 32,400 square feet of industrial space in this addition are expected to generate approximately 840 trips per day, 39 AM peak hour trips, and 56 PM peak hour trips. Being below the threshold for when a traffic impact study is required, no traffic impact study was submitted with this application. The development is proposed for location at the end of John Saxon Boulevard south of State Highway 9. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by the existing State Highway 9 to John Saxon Boulevard access. There are no traffic impact fees associated with this development.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants will be installed.

**Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained underground detention facility will be utilized.

**Streets.** John Saxon Boulevard will be constructed in accordance with approved plans and city paving standards.

**Water Mains.** Water mains will be installed in accordance with approved plans and City water standards. In order to provide adequate water pressure and fire protection, the developer will construct a looped water system.

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

**STAFF RECOMMENDATIONS:** Based on the above information, Staff recommends approval of the preliminary plat for Corporate Addition 1, a Planned Unit Development.