



City of Norman, OK

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

Master

File Number: PP-1314-3

File ID: PP-1314-3

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 36

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/20/2013

File Name: Sooner Legends Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR SOONER LEGENDS ADDITION, A REPLAT OF DICKERSON NO. ONE ADDITION. (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST LINDSEY STREET BETWEEN 24TH AVENUE S.W. AND I-35)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Sooner Legends Addition, a replat of Dickerson No. One Addition.

ACTION TAKEN: _____

Agenda Date: 10/22/2013

Agenda Number: 36

Attachments: Attachment A.pdg.pdf, Location Map, Preliminary Plat Sooner Legends, Staff Report, Transportation Impacts, Site Plan Sooner Legends, Predevelopment Summary, Greenbelts Commission Final Comment Sooner Legends, 9-12-13 PC Minutes - PP-1314-3 Sooner Legends

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	09/12/2013	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-1314-3

body

BACKGROUND: This item is a preliminary plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition, and is generally located on the south side of West Lindsey Street between 24th Avenue S.W. and Interstate 35. This property consists of approximately 5.03 acres. The existing hotel/conference center facility is to remain.

City Council, at its meeting of October 11, 1966, adopted Ordinance No. 1925 placing this property in the C-2, General Commercial District.

The final plat for Dickerson No. 1 Addition was approved by City Council October 12, 1971 and filed of record with the Cleveland County Clerk on November 15, 1971.

DISCUSSION: The existing hotel/conference center facility is not changing. However, with future construction related to Interstate 35, a temporary easement has been requested from the owner of this property by the Oklahoma Department of Transportation. The proposed temporary easement impacts the parking lot for Sooner Legends. The owner owns property east of his facility that fronts Briggs Street. The owner is proposing to construct a new, paved parking lot with 23 permanent parking spaces. Existing mature trees on this parcel will be retained. This property is properly zoned for a commercial parking lot, but needs to be incorporated into the existing facility as one contiguous commercial lot. As a result, the owner has chosen to replat his entire property.

There is no planned building expansion with this application. 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. When the ODOT Interstate 35 Project is complete, the existing parking spaces will be restored. See Attachment A.

Public improvements for this property consist of the following:

Alley. An alley (Briggs Street) will be constructed and connected to the existing alley constructed with Dickerson No. 1 Addition. Staff is recommending deferral of the alley improvement based on the fact it would be removed at such time as the West Lindsey Street Bond Project (drainage) commences.

Fire Hydrants. Existing fire hydrants are adequate.

Sanitary Sewers. Sanitary sewer main is existing.

Sidewalks. There is an existing sidewalk adjacent to 24th Avenue S.W.

Drainage. A fee in lieu of detention will be utilized due to the location of this property within the drainage basin. Storm water runoff currently goes to the I-35 right-of-way. In the future when the Lindsey Street drainage system is constructed this site will utilize the proposed drainage structure that will be constructed under Briggs Street.

Streets. Twenty-fourth Avenue S.W. is existing.

Water Mains. Water mains are existing.

Public Dedications. All rights-of-way 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 Sooner Legends Addition, a Replat of Dickerson No. 1 Addition.