



# City of Norman, OK

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

## Master

**File Number: PP-1314-7**

**File ID:** PP-1314-7

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 49

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 09/11/2013

**File Name:** Millennium Addition Prelim Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR MILLENNIUM ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED NEAR THE SOUTHEAST CORNER OF EAST LINDSEY STREET AND CLASSEN BOULEVARD)

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

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

**Agenda Date:** 11/12/2013

**Agenda Number:** 49

**Attachments:** Attachment A.pdf, Location Map, Preliminary Plat  
Millenium, Transportation Impacts, Stf-rept.  
prelim-plat-Millennium Addn.pdf, Supplemental  
Memo re Floodplain and Parks Board, Site Plan,  
Greenbelt Comments Millenium, 10-10-13 PC  
Minutes, Minutes of Planning Commission Court  
Reporter.pdf

**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	10/10/2013	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/12/2013		Pass
<b>Action Text:</b> A motion was made by Commissioner Sherrer, seconded by Commissioner Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 11/12/2013. The motion carried by the following vote:							

### Text of Legislative File PP-1314-7

body

**BACKGROUND:** This item is a preliminary plat for Millennium Addition, a Planned Unit Development, a replat of part of Boyd View No. 1 and No. 2 Addition and University Plaza Addition and is generally located near the southeast corner of East Lindsey Street and Classen Boulevard. The preliminary plat consists of 6.85 acres and one lot and block with 197 apartment units. The owner proposes to develop a multi-story residential

development. There are two proposed access points to Classen Boulevard and a single access to East Lindsey Street.

The Norman Board of Parks Commissioners, at its meeting of October 3, 2013, recommended fee in lieu of park land dedication. The Flood Plain Permit Committee, at its meeting of October 7, 2013, approved Flood Plain Permit No. 528 for the extension of the drainage structure under Classen Boulevard, including installation of public sidewalk and the detention area serving the Millennium project.

Planning Commission, at its meeting of October 10, 2013, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from park Land and Commercial Designation to High Density Residential Designation and approval of Ordinance No. O-1314-44, placing this property in the Planned Unit Development District. Also, at its same meeting, recommended approval of the preliminary plat for Millennium Addition, a Planned Unit Development, a replat of part of Boyd View No. 1 and No. 2 Addition and University Plaza Addition.

**DISCUSSION:** The 705 bedroom/197 unit apartment residential development in this preliminary plat are expected to generate approximately 2,348 trips per day. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities. Please see Attachment A.

Because of the development's size and traffic generation potential, the applicant was required to conduct a comprehensive traffic impact study. The study was completed by Lee Engineering, LLC, and was submitted in September, 2013.

The study location is east of Classen Boulevard and south of Lindsey Street. The proposal includes one access to Lindsey Street located between Barkley Street and Virginia Street. As for access to Classen Boulevard, the site will utilize the existing access located behind the Braum's restaurant and the Conoco service station/convenience store as well as a second access to Classen Boulevard further south of this existing access.

The existing traffic signal located at the Lindsey Street intersection with Classen Boulevard will adequately service existing, background, and future traffic volumes. No improvements are required at this intersection. All existing access points will function as unsignalized approaches to both Lindsey Street and Classen Boulevard. No turn lanes are required to serve anticipated site traffic volumes. Staff concurs with the analyses as presented. No traffic impact fees have been identified for which this development will be responsible.

Driveway spacing along Lindsey Street will not be in accordance with the guidelines offered in the City of Norman's Engineering Design Criteria (EDC). The streets that intersect the north side of Lindsey Street are all low-volume streets serving single-family residential development between Lindsey Street and Brooks Street. The proposed access to Lindsey Street is to be between Barkley Street and Virginia Street. While the spacing does not meet the requirements in the EDC, the traffic study showed that there will be no conflicts between turning vehicles at either of these existing streets or the proposed access to the south. As such, staff supports a variance for access to Lindsey Street. The proposed driveway to Classen Boulevard is far enough away from the existing driveway located immediately behind Braum's and the Conoco station to satisfy the EDC, and, as such, no variance is necessary. This driveway is needed to fully serve the 2.13 acres that was added to the previous plat for this area.

City Council, at its meeting of August 13, 2013, authorized the sale/trade of Boyd View Park to the adjacent landowner, in light of the difficulties of development of a public park in this location, and the possibility, through deed restriction, of requiring the future developer to provide private open space and park-like amenities that will be accessible to the public, and particularly the adjacent Boyd View neighborhood. This approach provided additional open space and park-like amenities in the Millennium Addition accessible to the adjacent Boyd View neighborhood that would not otherwise have been developed or provided by the City under the City's Parks Master Plan. The Parks Board endorsed the concept.

Also, City Council approved Contract No. K-1314-43 by and between the City of Norman and Ill Moore Properties, LTD for property acquisition in connection with the Cedar Lane Widening Project and transfer of

Boyd View Property and reserving future development requirements for the Boyd View Property .

On August, 21, 2013, a Quit Claim Deed was filed of record with the Cleveland County Clerk transferring Boyd View Park Property to III Moore Properties, LTD.

Public improvements for this property consist of the following:

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

Drainage. Storm water will be conveyed to the proposed privately maintained detention facility. A 54" reinforced storm sewer pipe will be extended from an existing 54" corrugated metal pile located east of the project. This conveys storm water from a drainage area located north of East Lindsey Street. It will be installed on the southern portion of the property and connect to the 5'x6' reinforced concrete box at Classen Boulevard. This will eliminate the need for the existing drainage channel. As a result, the amenities can be installed that will be used for their project and Boyd View neighborhood .

Sanitary Sewers. Sanitary sewer mains are existing.

Sidewalks. Sidewalks will be constructed adjacent to a portion of Classen Boulevard. There is an existing sidewalk adjacent to East Lindsey Street.

Streets. East Lindsey Street is existing. A portion of Classen Boulevard will be widened in accordance with approval plans and City paving standards.

Water Mains. There is an existing sixteen-inch (16") water main adjacent to Classen Boulevard and a twelve-inch (12") water main adjacent to East Lindsey Street. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve fire hydrants and provide a looped system.

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

**STAFF RECOMMENDATIONS:** Based upon the above information, Staff recommends approval of the preliminary plat for Millennium Addition, a Planned Unit Development, a Replat of part of Boyd View No. 1 and No. 2 Addition and University Plaza Addition.