



City of Norman, OK

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

Text File

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In Control: City Council

File Type: Preliminary Plat

Title

CONSIDERATION OF A PRELIMINARY PLAT FOR P.B. ADDITION. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE NORTH OF HIGHLAND PARKWAY)

body

BACKGROUND: This item is a preliminary plat for P.B. Addition and is generally located on the west side of Flood Avenue approximately 160' north of Highland Parkway. This property consists of 1.98 acres and one (1) commercial lot. City Council, at its meeting of October 26, 1954, adopted Ordinance No. 899 annexing and placing this property in the C-2, General Commercial zoning district. Planning Commission, at its meeting of November 8, 2012, recommended approval of the preliminary plat for P.B. Addition.

DISCUSSION: This parcel is currently undeveloped. The proposed development will add 9,500 square feet of office/warehouse space along the west side of Flood Avenue between Johnson Street and Highland Parkway. This is an L-shaped parcel of land that is partially adjacent to Flood Avenue. The portion of the property located between the commercial parcels on Flood Avenue and the residential properties on Dorchester Drive will remain undeveloped at this time, however the owner may store equipment on this portion of the property. This addition is expected to generate 212 trips per day and 50 PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Access to the proposed development will be from a single driveway located on the west side of Flood Avenue just south of the existing Johnson Street intersection. The development of this tract will eliminate one of the two existing drives along Flood Avenue. Originally, staff had requested that the proposed layout for the development be flipped so that the driveway would be on the south side of the tract rather than the north side and thus further away from the existing Johnson Street intersection. However, this request limits the expansion capabilities of the site. As such, staff can support the drive as proposed especially since the development as proposed results in a net reduction of the number of driveways along Flood Avenue.

Public improvements for this property consist of the following:

Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows circulation for delivery trucks and sanitation vehicles.

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 main is existing.

Sidewalks. Sidewalks will be constructed adjacent to Flood Avenue.

Storm Sewers. Storm water will be conveyed to a proposed privately maintained detention facility and storm water will be conveyed to Flood Avenue at the predevelopment runoff.

Streets. Flood Avenue is existing.

Water Mains. Water main is existing.

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

RECOMMENDATION: Staff recommends approval of the preliminary plat for P.B. Addition.