



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1718-5

File ID: PP-1718-5

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/14/2017

File Name: Cedarwood Addition Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR CEDARWOOD ADDITION.
(GENERALLY LOCATED AT THE NORTHWEST CORNER OF CLASSEN
BOULEVARD/U.S. HIGHWAY 77 AND HIGHWAY 9)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Cedarwood Addition.

ACTION TAKEN: _____

Agenda Date: 01/23/2018

Agenda Number: 27

Attachments: Location Map, Preliminary Plat, Transportation
Impacts, Staff Report, Preliminary Site Plan,
Pre-Development Summary, 12-14-17 PC Minutes -
Item 8

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 | 12/14/2017 | | | | | |
| 1 | Planning Commission | 12/15/2017 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 01/23/2018 | | Pass |
| Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 1/23/2018 | | | | | | | |

Text of Legislative File PP-1718-5

Body

BACKGROUND: This item is a preliminary plat for Cedarwood Addition and is generally located at the northwest corner of the intersection of Classen Boulevard (U.S. 77) and State Highway No. 9. This property contains 7.26 acres and is proposed for commercial development with three (3) lots. The design indicates a restaurant, car wash and convenience store with the sale of fuel.

Planning Commission, at its meeting of December 14, 2017 recommended to City Council placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Cedarwood Addition.

DISCUSSION: The proposed convenience store with 22 fueling stations, the 3,000 square foot fast food restaurant with drive through, and the 2,000 square foot car wash in this addition are expected to generate approximately 5,069 trips per day, 360 AM peak hour trips, and 425 PM peak hour trips. Traffic capacities on Classen Boulevard exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc. submitted a traffic impact study in November, 2017. The development will feature a total of three access points along Classen Boulevard. The northernmost driveway will allow all movements and will feature some modification to the existing Classen Boulevard median in order to provide left-turn storage into the site. The middle driveway will be added at the existing traffic signal for the westbound State Highway 9 ramps and will require modification to the existing traffic signal as well as to the existing median to provide left-turn storage into the site. A right-turn deceleration lane will also be provided into the site. The southernmost driveway will allow only right-turn exiting traffic. Plans for the traffic signal and median modifications must be submitted to the Oklahoma Department of Transportation (ODOT) for approval. ODOT has granted approval of the concepts for access identified in the traffic impact study. No additional off-site improvements are required. The applicant is responsible to fund and construct all improvements along Classen Boulevard.

As stated, the applicant is requesting three points of access onto Classen Boulevard, which will adequately serve the needs of the site. Driveway spacing is identified in the City of Norman's Engineering Design Criteria (EDC) in order to maintain safe and efficient traffic flow on our city streets. As roadway speeds increase and as trip generation potential increases for a proposed development, the required spacing between driveways also increases. Violation of this spacing requirement results in a less safe environment for the traffic that uses Classen Boulevard. The spacing between the northernmost and the middle driveways exceeds the spacing requirements in the EDC (715 feet versus 660 feet). However, the spacing between the middle and southernmost driveways is less than the spacing requirements in the EDC (290 feet versus 660 feet). As such, a variance will be required for the lack of spacing between the middle and southernmost driveways. Staff can support this variance because of the access restrictions that will be in place at the southernmost driveway (right out only).

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 proper 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. An existing twenty-four inch (24") sanitary sewer main is located at the rear of the property running parallel to the right-of-way of BNSF railroad. Lots 1 and 3 will connect to existing sanitary sewer manholes. Lot 2 will connect to a proposed sanitary sewer manhole.

Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.

Storm Sewers. Stormwater runoff will be conveyed to proposed detention facilities. Lot 1 will utilize an underground detention facility. Within Lot 2 will be a detention facility and stream conservation area. Stormwater will then be conveyed to the BNSF Railroad right-of-way from the detention facilities.

Streets. Classen Boulevard (State Highway 77) is existing. However with this proposal there will be modifications to Classen Boulevard and the existing traffic signal.

Water Mains. There is an existing twenty-four inch (24") water main adjacent to Classen Boulevard located at the southern end of the property and there is a sixteen-inch (16") water main adjacent to Classen Boulevard serving the remainder of the property.

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 Cedarwood Addition subject to adoption of Ordinance O-1718-24.