



City of Norman, OK

Municipal Building
 Council Chambers
 201 West Gray
 Norman, OK 73069

Master

File Number: PP-1718-4

File ID: PP-1718-4

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 21

In Control: City Council

Department: Public Works
 Department

Cost:

File Created: 11/14/2017

File Name: Norman Industrial Tract Phase 2 Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR NORMAN INDUSTRIAL TRACT, PHASE 2, A REPLAT OF PART OF LOT 1, BLOCK 3, NORMAN INDUSTRIAL TRACT, PHASE 2. (GENERALLY LOCATED AT 1000 WEST ROCK CREEK ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Norman Industrial Tract, Phase 2, a replat of Lot 1, Block 3, Norman Industrial Tract, Phase 2.

ACTION TAKEN: _____

Agenda Date: 01/23/2018

Agenda Number: 21

Attachments: Location Map, Staff Report, Preliminary Site Plan, Preliminary Plat, Traffic Table, Transportation Impacts, Pre-Development Summary, 12-14-17 PC Minutes - Item 3

Project Manager: Ken Danner, Subdivision Manager

Entered by: rachel.warila@normanok.go

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-1718-4

Body

BACKGROUND: This item is a preliminary plat of a replat of Part of Lot 1, Block 3, Norman Industrial Tract, Phase-2, located at 1000 West Rock Creek Road. This property was platted in 1962. The eastern portion of Lot 1, Block 3 of the current plat is an existing substation for Oklahoma Gas and Electric (OG&E). OG&E has no additional proposals for the future use of their property. However the remainder of the lot was purchased by Cox

Communications. Because this is an illegal lot split, if Cox Communications ever sold their portion of the property or proposed an expansion on the property, City staff would be unable to issue a building permit. The preliminary plat consists of 6.69 acres and one lot. At this time, there are no additional proposed structures. If there are any proposed additional structures or parking in the future, the owners will be responsible for providing a detention facility.

City Council, at its meeting of March 8, 1960, adopted Ordinance 1212 annexing and placing this property in the in I-1, Light Industrial District. The final plat for Norman Industrial Tract was filed of record with the Cleveland County Clerk on November 19, 1962. Planning Commission, at its meeting of December 14, 2017, recommended to City Council, by a vote of 9-0, that the preliminary plat of a replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase-2 be approved.

DISCUSSION: The 20,700 square foot industrial building in this preliminary plat is expected to generate approximately 144 trips per day and 20 trips during the PM peak hour. 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.

Because of the development's size and traffic generation potential, the applicant was not required to conduct a comprehensive traffic impact analysis. Instead, a letter was submitted outlining the trip generation potential for the proposed development. A letter was completed by Johnson & Associates and was submitted in November, 2017.

The proposed development will access Rock Creek Road via two existing driveways and will close a third driveway. Impact fees are applicable to this development for the signalization and planned improvements at the 12th Avenue NW intersections with Rock Creek Road and with Trailwood Drive. Previously determined fees of \$442.86 per PM peak hour trip equate to \$8,857.20 in traffic impact fees to be collected with the filing of the final plat.

Public improvements for this property consist of the following:

Alleys. The proposed lot is greater than one (1) acre and alleys are not required.

Fire Hydrants. Fire hydrants are existing.

Permanent Markers. Permanent markers will be installed prior to filing the final plat.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks will be constructed adjacent to Rock Creek Road.

Storm Sewers. Currently there are no changes for the existing property.

Streets. Rock Creek Road is an existing city street. However, when Rock Creek Road was constructed as an Industrial Road Improvement Project by the Oklahoma Department of Transportation in 1979, the width of Rock Creek Road did not meet then and does not currently meet City public street standards for roadway width. There is a pending City Traffic Safety Improvement Project to widen Rock Creek Road from the BNSF railroad to approximately 300' west of Stubbeman Avenue and to install two new traffic signal systems, anticipated to be constructed in 2019. Therefore, Staff is recommending the owners pay \$8,857.20 in traffic impact fees for their portion of upcoming traffic safety improvements on Rock Creek Road.

Water Mains. Water mains are existing.

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

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat of a replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase-2.