



City of Norman, OK

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

Master

File Number: PP-1314-4

File ID: PP-1314-4

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 37

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/20/2013

File Name: Andes Addition Prelim Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR ANDES ADDITION, INCLUDING A PART OF LOT ONE, BLOCK ONE, PB ADDITION, AND WAIVER OF ALLEY REQUIREMENTS. (GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE MIDWAY BETWEEN MOSIER STREET AND HIMES STREET)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat and waiver of alley requirements for Andes Addition, including a part of Lot One, Block One, PB Addition.

ACTION TAKEN: _____

Agenda Date: 10/22/2013

Agenda Number: 37

Attachments: Attachment A.pdf, Location Map, Preliminary Plat/Site Plan, Staff Report, Transportation Impacts, Alley Waiver, Predevelopment Andes, Greenbelt Commission Comments, 9-12-13 PC Minutes - PP-1314-4 Andes

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-1314-4

body

BACKGROUND: This item is a preliminary plat for Andes Addition and is generally located on the west side of Flood Avenue approximately 685' south West Robinson Street. This property consists of 0.57 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 District. Planning Commission, at its meeting of September 12, 2013, recommended approval of the preliminary plat for Andes Addition with alley waiver.

DISCUSSION: This parcel is currently developed including a commercial building and parking lot. The proposed plat will add 8,910 square feet of open space along the west side of the property. This area will remain undeveloped; however, the owner may store equipment on this portion of the property.

The proposed development will include the renovation of an existing 7,000 square foot building along the west side of Flood Avenue between Mosier Street and Himes Street. The use will be office/warehouse space. As such, this addition is expected to generate 174 trips per day and 40 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 at the location of an existing driveway. The development of this tract will eliminate the open frontage along Flood Avenue on either side of this driveway.

Public improvements for this property consist of the following:

Alley. The engineer for the owner has requested waiver of the alley requirements. The site plan shows adequate circulation for delivery trucks and sanitation vehicles. The alley where it would be located on the western boundary of the property would not function.

Fire Hydrants. Fire hydrants are existing.

Sanitary Sewers. Sanitary sewer main is existing.

Sidewalks. Sidewalks exist adjacent to Flood Avenue. However, if any of the sidewalks are damaged with the removal of asphalt paving, those areas will be required to be replaced.

Storm Sewers. There are no proposed additional paving or structures. As a result, there are no additional drainage requirements.

Streets. Flood Avenue is an existing street. However, an additional four feet (4') to five feet (5') widening is required. Staff will recommend deferral of these improvements with the final plat. Also, it should be noted the existing paving on each side of the drive approach in the right-of-way needs to be removed.

Water Mains. Water main is existing.

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

RECOMMENDATIONS: Staff recommends approval of the preliminary plat for Andes Addition with alley waiver.