



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-12

File ID: PP-1415-12

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 25

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 11/19/2014

File Name: University House Norman Preliminary Plat and Flood
Plain Permit No. 553

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR UNIVERSITY HOUSE NORMAN ADDITION, A PLANNED UNIT DEVELOPMENT, A REPLAT OF A REPLAT OF BLOCK 3, MILLER ADDITION. (GENERALLY LOCATED ON THE SOUTH SIDE OF PAGE STREET WEST OF BNSF RAILROAD RIGHT-OF-WAY) AND APPROVAL OF THE PROPOSED FLOODPLAIN MODIFICATION SET OUT IN FLOODPLAIN PERMIT APPLICATION NO. 553.

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for University House Norman Addition, a Planned Unit Development, a replat of Block 3, Miller Addition and the proposed floodplain modification set out in Floodplain Permit Application No. 553.

ACTION TAKEN: _____

Agenda Date: 02/10/2015

Agenda Number: 25

Attachments: Location Map, Preliminary Plat, Transportation Impacts, Staff Report, Att A, Traffic Table, Prelim Site Dev Plan reviewed by PC, Revised Prelim Site Dev Plan (revised 1-22-14), Pre-Development Summary, Greenbelt Comments, 12-11-14 PC Minutes, Traffic Impact Study Brooks & Trout, Part One of Appendix, Part Two of Appendix, Postponement Request

Project Manager: Ken Danner, Subdivision Development 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	12/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	01/27/2015		Fail
Action Text: A motion was made by Lewis, seconded by Bahan, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 1/27/2015. The motion failed by the following vote:							
1	City Council	01/27/2015	Postponed				Pass

Action Text: A motion was made by Council Member Williams, seconded by Council Member Holman, that this Preliminary Plat be Postponed until February 10, 2015 . The motion carried by the following vote:

Text of Legislative File PP-1415-12

Body

BACKGROUND: This item is a preliminary plat for University House Norman Addition, a Planned Unit Development, a Replat of a Replat of Block 3, Miller Addition and is located on the north side of Brooks Street and west of the BNSF Railroad Right-of-Way. The preliminary plat consists of 7.4 acres and one lot and block with 430 units. The owner proposes to develop a multi-story residential apartment development with a multi-story parking garage. There are two proposed access points to the proposed facility, one to Brooks Street and one to Page Street.

The Flood Plain Permit Committee, at its meeting of December 1, 2014, conditionally approved Flood Plain Permit No. 553 for this project location. The applicant proposes changes within the flood plan area of Bishop Creek. This project will remove multiple existing structures from the floodway and flood plain. In addition, the permit allows the excavation of material located in the eastern portion of the lot in order to provide fill on the center to western portion of the lot to elevate the proposed structures out of the floodplain. Compensatory storage in excess of the proposed fill is being provided on the east side of the creek including construction of a park area. The creek bed alignment is not being modified. Section 4.b.17.i of the City's Flood Plain Ordinance requires that flood plain permits resulting in a change of 10 % or more of the width of the flood plain must be approved by the City Council. On projects requiring platting, this information is to be presented at the time of the preliminary plat. A final plat will not be considered for this development until the Federal Emergency Management Agency (FEMA) approves a Conditional Letter of Map Revision (CLOMR) allowing the work to proceed, the work is then completed followed by field work documenting construction consistent with the CLOMR, and a Letter of Map Revision (LOMR) is issued to modify the flood plain maps to reflect the proposed development. A LOMR amends the City's Flood Plain Map and must be adopted by Ordinance. If the Preliminary Plat and proposed flood plain modification are approved, then it is anticipated an Ordinance adopting the LOMR will be submitted contemporaneously with the Final Plat once the improvements have been completed and accepted through FEMA.

The Norman Board of Parks Commissioners, at its meeting of December 4, 2014, recommended fee in lieu of park land dedication

Planning Commission, at its meeting of December 11, 2014, moved to recommend approval of amending the NORMAN 2025 Land Use and Transportation Plan from Flood Plain Designation to High Density Residential Designation; the adoption of Ordinance No. O-1415-27, placing this property in the Planned Unit Development and Ordinance No. O-1415-28 closing certain utility and drainage easements within the property, but the motion failed on a vote of 4-4. Also, at its same meeting, Planning Commission moved to recommend approval of the preliminary plat for University House Norman Addition, a Planned Unit Development, a Replat of a Replat of Block 3, Miller Addition, but the motion failed on a vote of 4-4.

DISCUSSION: The site plan for the proposed University House Norman Addition involves the development of 430 apartment units with a total of 950 bedrooms. The location of this project is proposed for the site of the existing Bishops Landing apartment complex bordered by Page Street, Trout Avenue, Brooks Street, and the BNSF Railroad. Primary access to the development will be from one access to Page Street and one access to Brooks Street. Based on analysis provided, the 430 apartment units with 950 bedrooms will generate a net of approximately 1,019 trips per day or 88 PM peak hour trips. These are net trips because the trips attributable to the existing Bishops Landing development were removed from the trips to be added by the proposed development. Without the removal of the Bishops Landing traffic, the trips to be generated by the proposed development are 2,174 during an average weekday and 188 during the PM peak hour. As such, the trip generation potential for this development is above the threshold for when a traffic impact study is required. 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)

A traffic impact study was completed by Traffic Engineering Consultants and submitted for the subject development in November, 2014. The study included a trip generation study of similar complexes completed recently and fully occupied in Stillwater, Oklahoma. It also included traffic attributable to the adjacent Page

Circle apartment development. Given the special nature of the trips associated with complexes like these, the Stillwater trip generation study was used to determine applicable trip rates for use in the University House Norman Traffic Study. The traffic study concluded that no off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed but that the intersection of Boyd Street with Trout Avenue should be considered for future signalization. This development will add traffic to the future improvements needed at this intersection. A traffic impact fee on a per trip basis was calculated for these improvements at the Boyd Street intersection with Trout Avenue (signalization and widening to provide a westbound left-turn lane) as part of the 400 Page Circle traffic study. These fees of \$200.00 per PM peak hour trip are applicable to this development. From this traffic study for the University House Norman, it is expected that the proposed development will generate 88 net PM peak hour trips. This equates to \$17,600.00 in traffic impact fees to be collected with the final plat for this development. Should the number of apartment units increase or decrease, the traffic impact fee can be adjusted accordingly.

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 a tributary of Bishop Creek. With this proposal there is less impervious surface within the property that detention is not required. An existing storm sewer within the property will be relocated adjacent to Page Street outside of the street right-of-way. This storm sewer conveys storm water from the northwest of the property.

Sanitary Sewers. Sanitary sewer mains will be installed to City standards. There are proposed rerouting of sanitary sewers within the property.

Sidewalks. Sidewalks will be constructed adjacent to Brooks Street, Trout Avenue and Page Street. Also, the developer proposes sidewalks or trails within the open space area and adjacent to the BNSF Railroad right-of-way.

Streets. Existing streets meet current City standards.

Water Mains. There is an existing sixteen-inch (16") water main within the BNSF Railroad Right-of-Way. An eight-inch (8") water main is located adjacent to Page 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.

Flood Plain. The flood plain and flood way will be modified as proposed in Flood Plain Permit Application No. 553. The proposed plan of work will remove structures that are currently in the flood plain, improve the flood way, and significantly improve the functioning of the floodplain. The proposed plan of work will be submitted to Federal Emergency Management Agency (FEMA) to seek approval of a Conditional Letter of Map Revision (CLOMR) allowing the work to proceed. Once the work is completed, documentation showing the construction is consistent with the CLOMR will be required. Then a Letter of Map Revision (LOMR) will be issued to modify the flood plain maps to reflect the proposed development. A LOMR amends the City's Flood Plain Map and must be adopted by Ordinance.

STAFF RECOMMENDATIONS: Based upon the above information the Flood Plain Permit Committee recommends approval of Flood Plain Permit No. 553 including the submittal of a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency. Staff further recommends approval of the preliminary plat for University House Norman Addition, a Planned Unit Development, a Replat of a Replat of Block 3, Miller Addition.