



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-11

File ID: PP-1415-11

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 27

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/17/2014

File Name: East Ridge Place Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR EAST RIDGE PLACE ADDITION, LOTS 1, 2 AND 3, BLOCK 1, AND A PLANNED UNIT DEVELOPMENT FOR LOT 4, BLOCK 1 AND WAIVER OF ALLEY REQUIREMENTS FOR LOTS 1, 2, AND 3, BLOCK 1. (GENERALLY LOCATED EAST OF 24TH AVENUE S.E. AND SOUTH OF LINDSEY STREET)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for East Ridge Place Addition, Lots 1, 2, and 3, Block 1, and a Planned Unit Development for Lot 4, Block 1 and waiver for alley requirements for Lots 1, 2, and 3, Block 1.

ACTION TAKEN: _____

Agenda Date: 01/13/2015

Agenda Number: 27

Attachments: Attachment A - East Ridge Place Traffic Impact Table, Request for Postponement.pdf, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Site Development Plan, Alley Waiver Request, Pre-Development Summary, Greenbelt Commission Comments, 11-13-14 PC Minutes - Landstar

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	11/13/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/23/2014		Pass
	Action Text: A motion was made by Knotts, seconded by McCarty, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 12/23/2014. The motion carried by the following vote:						
1	City Council	12/23/2014	Postponed				Pass
	Action Text: A motion was made by Council Member Williams, seconded by Council Member Holman, that this Preliminary Plat be Postponed until January 13, 2015 . The motion carried by the following vote:						

Text of Legislative File PP-1415-11

body

BACKGROUND: This item is a preliminary plat for East Ridge Place Addition, Lots 1, 2 and 3 Block 1, and a Planned Unit Development for Lot 4, Block 1 and is generally located east of 24th Avenue S.E. and south of East Lindsey Street. The preliminary plat consists of 6.42 acres and four lots. The two (2) lots fronting 24th Avenue S.E. and one (1) lot fronting East Lindsey Street consisting of 3 acres are proposed as commercial retail or professional offices. Lot 4 consists of 3.44 acres proposed as a mini-storage facility with an office within the Planned Unit Development.

Planning Commission, at its meeting of November 13, 2014, recommended placing a portion of this property in the in PUD, Planned Unit Development and removing it from C-1, Local Commercial District.

In addition, at its same meeting, the Planning Commission recommended to City Council that the waiver of alley improvements for Lots 1, 2 and 3, Block 1 and the preliminary plat for East Ridge Place Addition, Lots 1, 2 and 3, Block 1, and a Planned Unit Development for Lot 4, Block 1 be approved.

DISCUSSION: The site plan for the proposed East Ridge Place PUD project involves the development of up to 63,400 square feet of self-storage space and up to 26,400 square feet of retail space. The location of this project is proposed for the southeast corner of the intersection of Lindsey Street with 24th Avenue SE in Norman. The development will feature two points of access along 24th Avenue SE and a single point of access along Lindsey Street. Based on the traffic impact study provided, the development as proposed will generate approximately 1,326 trips per day or 101 PM peak hour trips. As such, the trip generation potential for this development is right at 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 October, 2014. 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. Following submittal, negotiations were undertaken with the developer to alter driveway locations shown on the plan. The original plan showed three points of access along 24th Avenue SE and one point of access along Lindsey Street. The negotiations eliminated one of the access points along 24th Avenue SE and relocated the point of access along Lindsey Street. The result is a solution meeting the requirements contained within the City's Engineering Design Criteria.

Public improvements for this property consist of the following:

Alleys. Planning Commission, at its meeting of November 13, 2014, recommended waiver of the alley requirements for Lots 1, 2 and 3, Block 1.

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.

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

Sanitary Sewers. Sanitary sewer mains are existing.

Sidewalks. Sidewalks are existing.

Storm Sewers. Storm water runoff will be conveyed to the proposed detention facility to be constructed on the site.

Streets. East Lindsey Street and 24th Avenue S.E. are existing public streets.

Water. There is an existing 30" water main adjacent to 24th Avenue S.E. There is an existing 12" water main adjacent to East Lindsey Street. There are proposed internal water mains to serve all of the lots and provide

water for proposed fire hydrants.

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

At the November 13, 2014 Planning Commission Meeting several items were discussed regarding the preliminary plat. The first item was the height of the security wall to be placed around the mini-storage in the PUD, Planned Unit Development, section of the preliminary plat. The applicant agreed to construct an eight-foot (8') masonry wall and cooperate with adjacent residential property owners to place the wall on the property line.

The second item involved the proposed storm water detention basin. The basin will have vertical walls as shown on the site plan. On the site plan, there was no access to the bottom of the detention basin for maintenance. At the Planning Commission meeting, the developer agreed to provide a ramp to access the basin for maintenance.

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the request to waive alley requirements for Lots 1, 2 and 3, Block 1 and approval of the preliminary plat for East Ridge Place Addition Lots 1, 2 and 3 Block 1, and a Planned Unit Development for Lot 4, Block 1.