



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-6

File ID: PP-1415-6

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference:

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 09/16/2014

File Name: West Main Lofts Addition

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR WEST MAIN LOFTS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST MAIN STREET AND 48TH AVENUE S.W.)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for West Main Lofts Addition, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number:

Attachments: Attachment A- Traffic Table, Location Map, Preliminary Plat, Staff Report, Transportation Impacts, Preliminary Site Development Plan, Pre-Development Summary, Greenbelt Commission Comments, 10-9-14 PC Minutes - Aria Development

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	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/25/2014		Pass
Action Text: A motion was made by Gasaway, seconded by Lewis, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:							

Text of Legislative File PP-1415-6

Body

BACKGROUND: This item is a preliminary plat for West Main Lofts Addition, a Planned Unit Development, which is located at the southeast corner of West Main Street and 48th Avenue S.W. The preliminary plat consists of 2.14 acres and one lot and block with 20 residential units. The owner proposes to develop a multi-story residential development.

The Norman Board of Parks Commissioners, at its meeting of October 2, 2014, recommended a fee in lieu of park land dedication.

Planning Commission, at its meeting of October 9, 2014, recommended to City Council that the NORMAN 2025 Land Use and Transportation Plan be amended from Commercial Designation to Medium Density Residential Designation and adoption of Ordinance No. O-1415-11 placing this property in the Planned Unit Development District and removing it from C-2, General Commercial District. Also, at its same meeting, Planning Commission recommended approval of the preliminary plat for West Main Lofts Addition, a Planned Unit Development.

DISCUSSION: The proposed 20 multi-family units in this addition are expected to generate approximately 158 trips per day, 14 AM peak hour trips, and 16 PM peak hour trips. The development is proposed for location on the southeast corner of the intersection of Main Street with 48th Avenue SW. Traffic capacities on Main Street exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by a single access point along 48th Avenue SW and a single access point along Main Street. Driveway spacing meets the City requirements in the Engineering Design Criteria. The initial plan submitted showed a full access intersection on Main Street and an exit only access onto 48th Avenue SW. That plan has been changed by the Developer to two full access points, one on Main Street and the other on 48th Avenue S.W.

Public improvements for this property consist of the following:

Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.

Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.

Sanitary Sewers. Sanitary sewer is existing.

Sidewalks. Sidewalks will be located and constructed adjacent to West Main Street and 48th Avenue SW.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to a tributary of Brookhaven Creek. A fee in lieu of detention will be utilized since this property is located in the lower drainage basin.

Streets. West Main Street is existing. The developer will install curb and gutter for 48th Avenue SW.

Water Mains. There is an existing 12-inch water main adjacent to West Main Street. An 8-inch water main will be installed within the property to complete a loop to the 12" water main at Main Street and provide internal fire protection in accordance with approved plans and City and Department of Environmental Quality standards.

STAFF RECOMMENDATION: Based upon the above information, Staff recommends approval of the preliminary plat for West Main Lofts Addition, a Planned Unit Development.