



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-5

File ID: PP-1415-5

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: Shops at Tecumseh Addition

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR SHOPS AT TECUMSEH ADDITION AND WAIVER OF ALLEY REQUIREMENTS FOR LOTS 1, 2, AND 3, BLOCK 1. (2596 WEST TECUMSEH ROAD-SOUTHEAST CORNER OF WEST TECUMSEH ROAD AND THEDFORD DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Shops at Tecumseh Addition with a waiver for the alley requirements for Lots 1, 2, and 3, Block 1.

ACTION TAKEN: _____

Agenda Date: 11/25/2014

Agenda Number:

Attachments: Attachment A - Traffic Impact, Location Map, Preliminary Plat - Shops at Tecumseh, Staff Report, Transportation Impacts, Alley Waiver - Shops at Tecumseh, Preliminary Site Plan - Shops at Tecumseh, Pre-Development Summary, Greenbelt Commission Comments, 10-9-14 PC Minutes - Sooner Traditions

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 Sherrer, seconded by Gasaway, 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-1415-5

Body

BACKGROUND: This item is a preliminary plat for Shops at Tecumseh Addition and is generally located at the southeast corner of the intersection of West Tecumseh Road and Thedford Drive. The preliminary plat consists of 8.37 acres and four lots. The three (3) lots fronting West Tecumseh Road consisting of 2.32 acres are

proposed as commercial retail or professional offices. The large 6.05 acre lot located at the rear of the property will remain industrial use and is designated as a mini-storage facility.

Planning Commission, at its meeting of October 9, 2014, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for a portion of the property. Also, Planning Commission recommended placing this property in the Current Urban Service Area and removing it from the Future Urban Service Area.

Planning Commission, at its meeting of October 9, 2014, recommended placing a portion of this property in the in C-2, General Commercial District and removing it from I-1, Light Industrial 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 Shops at Tecumseh Addition be approved.

DISCUSSION: The proposed 71,530 square feet of retail/mini-warehouse space in this addition are expected to generate approximately 998 trips per day, 5 AM peak hour trips, and 81 PM peak hour trips. The development is proposed for the southeast corner of the Tecumseh Road intersection with Thedford Drive. Traffic capacities on Tecumseh Road 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. Rather, a letter was requested to outline the number of trips to be generated by the development and to discuss driveway spacing and location for the site. This letter was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received in September, 2014. The development will be served by two access points along Tecumseh Road east of Thedford Drive and potentially one access on Thedford Drive south of Tecumseh Road. Driveway spacing meets the City requirements in the Engineering Design Criteria. It was requested of the engineer to relocate the easternmost of the two driveways along Tecumseh Road slightly to the west to align better with an existing driveway across the street.

Public improvements for this property consist of the following:

Alleys. Planning Commission, at its meeting of October 9, 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. A sanitary sewer main will be extended from Flood Avenue to the property in accordance with City and Department of Environmental Quality standards.

Sidewalks. Sidewalks will be required adjacent to West Tecumseh Road. Sidewalks will be installed adjacent to Thedford Drive in association with the commercial property. Sidewalks are not required adjacent to the industrial property.

Storm Sewers. Storm water runoff will be conveyed to proposed detention facility.

Streets. West Tecumseh Road and Thedford Drive are existing public streets.

WQPZ. This property contains the Water Quality Protection Zone encompassing a tributary to Little River. The engineer for the developer has submitted an engineered solution to reduce the area of the WQPZ. Covenants will be required for the maintenance and protection of the WQPZ upon the submittal of a final plat that contains the WQPZ.

Water. There is an existing 24" water main adjacent to West Tecumseh Road. There is an existing 6" water main adjacent to Thedford Drive. There is a proposed internal looped water main that will 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.

STAFF RECOMMENDATIONS: 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 Shops at Tecumseh Addition.