



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1516-11

File ID: PP-1516-11

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 24

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/20/2015

File Name: Hatcher Addition PP

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR HATCHER ADDITION WITH A WAIVER OF THE ALLEY REQUIREMENTS. (GENERALLY LOCATED ON THE NORTHEAST CORNER OF 24TH AVENUE S.W. AND BROOKS STREET)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Hatcher Addition and waiver of the alley requirements.

ACTION TAKEN: _____

Agenda Date: 01/12/2016

Agenda Number: 24

Attachments: Text File PP Hatcher.pdf, Location Map, Preliminary Plat, Preliminary Site Plan, Request for Alley Waiver, Staff Report, Transportation Impacts, Pre-Development Summary, Greenbelt Commission Comments, 11-12-15 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---------------------|------------|---|--------------|------------|-----------------|---------|
| 1 | Planning Commission | 11/12/2015 | Recommended for Adoption at a subsequent City Council Meeting | City Council | 01/12/2016 | | Pass |
| Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 1/12/2016 | | | | | | | |
| 1 | Planning Commission | 11/12/2015 | | | | | |
| 1 | City Council | 01/12/2016 | | | | | |

Text of Legislative File PP-1516-11

Body

BACKGROUND: This item is a preliminary plat for Hatcher Addition and is located at the northeast corner of the intersection of 24th Avenue S.W. and West Brooks Street. This currently unplatted property consists of 1.97 acres after dedication of right-of-way and two (2) proposed commercial lots. The property currently contains a single family residence. The land owner is proposing to remove that residence and replace it with

two commercial buildings which will be used as retail shops.

Planning Commission, at its meeting of November 12, 2015 recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation. Planning Commission recommended that this property be placed in the C-2, General Commercial District and removed from RM-6, Medium Density Apartment District. In addition, Planning Commission, at its meeting of November 12, 2015, recommended to City Council that the preliminary plat for the Hatcher Addition be approved with alley waiver.

DISCUSSION: The proposed 6,600 square feet of commercial space in this addition are expected to generate approximately 1,160 trips per day, 30 AM peak hour trips, and 96 PM peak hour trips. Being slightly below the threshold for when a traffic impact study is required, no traffic impact study was submitted with this application. The development is proposed for location on the northeast corner of the intersection of 24th Avenue S.W. and Brooks Street. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

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 24th Avenue S.W. and a single access point along Brooks Street. Driveway spacing meets the City requirements in the Engineering Design Criteria.

Public improvements for this property consist of the following:

Alley: Planning Commission, at its meeting of November 12, 2015, recommended to City Council the waiver of alley requirements.

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

Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.

Sanitary Sewers. A sanitary sewer main will be extended to serve the proposed north lot in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

Sidewalks. Sidewalks are existing.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. A privately maintained detention facility will be utilized to serve the proposed lots.

Streets. Twenty-fourth Avenue S.W. and Brooks Street paving are existing.

Water Mains. There is an existing 12" water main adjacent to 24th Avenue S.W. on the west side of the street. There is a proposed 8" water main located on the east side of 24th Avenue S.W. There is an existing 8" water main adjacent to Brooks Street.

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

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the request to waive alley requirements and approval of the preliminary plat for the Hatcher Addition.