



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-2021-8

File ID: PP-2021-8

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item 29

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/09/2021

File Name: Park Hill Mixed Use, PUD Prelim Plat

Final Action:

Title: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.

ACTION TAKEN: _____

Agenda Date: 04/27/2021

Agenda Number: 29

Attachments: Table, Location Map, Preliminary Plat, Preliminary Site Devel Plan, Staff Report, Transportation Impacts, Pre-Development Summary, 3-11-21 PC Minutes

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	03/11/2021	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/27/2021		Pass
Action Text: Recommended for Adoption at a subsequent City Council Meeting to the City Council due back on 4/27/2021							
1	Planning Commission	03/11/2021					

Text of Legislative File PP-2021-8

Body

BACKGROUND: This item is a preliminary plat of Park Hill Mixed Use Addition, a Planned

Unit Development, located at the southeast corner of the intersection of 12th Avenue N.E. and East Tecumseh Road. The property consists of 4.1539 acres and the corner lot is to be used for a mini-storage facility and two (2) residential lots adjacent to Frederick Drive. Also, there is a proposed common area and a detention facility.

Planning Commission recommended approval of the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.

DISCUSSION: The mixed-use (29,284 square feet of self-storage and two residential lots) in this preliminary plat are expected to generate approximately 102 trips per day, 15 AM peak hour trips, and 11 PM peak hour trips. 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. (**SEE ATTACHED TABLE**)

Being that this addition generates well below the threshold for when a traffic impact study is required, the number of trips to be generated by the two uses was determined by Staff. From these calculations, it was determined that no traffic impact on existing facilities is expected.

PUBLIC IMPROVEMENTS:

Fire Hydrants. Fire hydrants will be installed in accordance with approved plans.

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

Sanitary Sewers. New sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

Sidewalks. Sidewalks will be constructed adjacent to all public streets.

Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to a proposed privately-maintained detention facility.

Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. is existing. It is anticipated that East Tecumseh Road will be deferred with final platting.

Water Main. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch (24") water main adjacent to East Tecumseh Road and an eighteen-inch (18") water main adjacent to 12th Avenue N.E.

PUBLIC DEDICATIONS.

Rights-of Way and Easements. All rights-of-way and easements will be dedicated to the City with final platting.

RECOMMENDATION: Staff recommends approval of the preliminary plat of Park Hill Mixed Use Addition, a Planned Unit Development.