



Legislation Details (With Text)

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Title: CONSIDERATION OF A PRELIMINARY PLAT FOR THE CITY OF NORMAN NORTH BASE COMPLEX. (GENERALLY LOCATED BETWEEN FLOOD AVENUE AND GODDARD AVENUE)

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Attachments: 1. North Base Slides, 2. City Council Staff Report, 3. Traffic Table, 4. Location Map, 5. Preliminary Plat - North Base Complex 12-5-19, 6. Preliminary Development Plan 12-5-19, 7. Staff Report - Prelim Plat, 8. Pre-Development Summary, 9. 12-12-19 PC Minutes - Item 4 - North Base Complex

Date	Ver.	Action By	Action	Result
1/28/2020	1	City Council		
12/12/2019	1	Planning Commission		

CONSIDERATION OF A PRELIMINARY PLAT FOR THE CITY OF NORMAN NORTH BASE COMPLEX. (GENERALLY LOCATED BETWEEN FLOOD AVENUE AND GODDARD AVENUE)

BACKGROUND: This item is a preliminary plat for City of Norman North Base Complex, generally located between Flood Avenue and Goddard Avenue. The property consists of 25.87 acres and the northern portion of the property (Lot 2) has been developed with buildings housing Public Works Streets, Traffic, and Fleet Maintenance Divisions, and Sanitation and Line Maintenance Divisions. In addition, the CNG fueling system is located on the very northern portion of the property. The Fire Department Training Center and proposed Apparatus Storage Facility is located on the western portion of Lot 1. The proposed buildings within Lot 1 will be Parks and Recreation Maintenance Facility, Transit Maintenance Facility and Emergency Vehicle Maintenance Facility. Staff recommends approval of the preliminary plat for City of Norman North Base Complex.

Planning Commission, at its meeting of December 12, 2019, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Institutional Designation. Also, Planning Commission recommended that this property be placed in the I-1, Light Industrial District with Special Use for Municipal Use and removed from A-2, Rural Agricultural District. In addition, Planning Commission, at its meeting of December 12, 2019, recommended to City Council that the preliminary plat for City of Norman North Base Complex be approved on a vote of 8-0.

DISCUSSION: The proposed 41,005 square-foot Government Office Complex in this addition is expected to generate approximately 1,144 trips per day, 90 AM peak hour trips, and 117 PM peak hour trips. Being right around the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a trip generation table for the development via electronic mail documenting the trip generation information for the Government Office Complex. The development is proposed for location along the south side of DaVinci Street just west of Flood

Avenue.

The proposed addition will access Flood Avenue via the existing public street connection at DaVinci Street. A turning movement count was collected at the intersection of Flood Avenue with DaVinci Street and existing and future conditions were analyzed. There is no expected change from existing to future level-of-service during any of the three peak periods analyzed. As such, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers**. sanitary sewer mains are existing. An existing sanitary sewer main will be relocated that is in conflict with the proposed buildings
4. **Sidewalks**. Sidewalks are not required within industrial zoned areas.
5. **Storm Sewers**. Stormwater will be conveyed to a proposed detention facility.
6. **Streets**. Streets within the property are existing.
7. **Water Mains**. Water mains within the property are existing.
8. **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 preliminary plat for City of Norman North Base Complex subject to approval of R-1920-67 and adoption of O-1920-29.