



## Legislation Text

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**File #:** PP-1617-1, **Version:** 1

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CONSIDERATION OF A PRELIMINARY PLAT FOR JOLLEY ADDITION (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION) AND WAIVER OF ALLEY REQUIREMENTS FOR THE COMMERCIAL PROPERTY. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD)

**BACKGROUND:** This item is a preliminary plat for Jolley Addition (including a Replat of Olivet Baptist Mission) and is located at the northwest corner of the intersection of 36<sup>th</sup> Avenue N.W. and Cascade Boulevard. The property currently consists of 6.32 acres and has an existing church building with parking and the remainder of the property is vacant. The church will retain 4.16 acres and the remaining 2.16 acres of proposed commercial property with retail shops will comprise the eastern portion of the site.

Planning Commission, at its meeting of August 11, 2016 recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation for a portion of the property. Planning Commission recommended that this property be placed in the C-1, Local Commercial District and removed from RM-2, Low Density Apartment District. In addition, Planning Commission, at its meeting of August 11, 2016, recommended to City Council that the preliminary plat for the Jolley Addition (including a Replat of Olivet Baptist Mission) be approved with alley waiver for the commercial property.

**DISCUSSION:** The 21,700 square feet of commercial space in this preliminary plat are expected to generate approximately 2,598 trips per day, 164 trips during the AM peak hour, and 183 trips during the PM peak hour. 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.

Because of the development's size and traffic generation potential, the applicant was required to conduct a comprehensive traffic impact analysis. The study was completed by Traffic Engineering Consultants, Inc., and was submitted in June, 2016. A traffic signal is recommended for installation at the intersection of 36th Avenue NW and Cascade Boulevard. Based upon the number of trips that this development will add to this intersection, 3.8 percent, and a projected construction cost for the new traffic signal of \$250,000.00, this development should contribute \$9,500.00 in traffic impact fees toward this new traffic signal.

Another development in close proximity to the Jolley Addition is the Carroll Addition which is located at the northeast corner of the Tecumseh Road intersection with 36th Avenue NW. The traffic impact study for the Carroll Addition identified the need for a second westbound to southbound left-turn lane on Tecumseh Road at the 36th Avenue NW intersection. The Jolley Addition is expected to contribute 2.6 percent of the traffic in this additional turn lane. An estimate prepared by the applicant suggests that the construction costs for this additional turn lane will be \$393,000.00. Based upon its fair share, the Jolley Addition should contribute \$10,218.00 in traffic impact fees toward this turn lane and the associated traffic signal modifications.

Public improvements for this property consist of the following:

**Alley:** Planning Commission, at its meeting of August 11, 2016, 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 commercial property in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

**Sidewalks:** Sidewalks will be installed adjacent to 36<sup>th</sup> Avenue N.W. and Cascade Boulevard in accordance with approved plans and City standards.

**Storm Sewers:** Privately-maintained detention facilities will be utilized for storm water runoff.

**Streets:** Cascade Boulevard and 36<sup>th</sup> Avenue N.W. are existing. However, traffic impact fees are required as outlined above for the installation of a new traffic light at the intersection of 36<sup>th</sup> Avenue N.W. and Cascade Boulevard as well as for geometric and traffic signal improvements at the intersection of 36<sup>th</sup> Avenue N.W. and Tecumseh Road. Fees totaling \$19,718.00 should be collected with the filing of the Final Plat.

**Water Mains:** There is an existing 16" water main adjacent to 36<sup>th</sup> Avenue N.W. and an 8" water main adjacent to Cascade Boulevard. Water mains will be installed to serve proposed fire hydrants for fire protection.

**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 for the commercial property and approval of the preliminary plat for the Jolley Addition (including a Replat of Olivet Baptist Mission).