



Legislation Text

File #: PP-1617-8, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT FOR NORMAN PUBLIC LIBRARY CENTRAL ADDITION. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST ACRES STREET AND JAMES GARNER AVENUE)

BACKGROUND: This item is a preliminary plat for Norman Public Library Central Addition and is located at the northwest corner of Acres Street and James Garner Avenue. The property consists of 7.33 acres and one (1) lot. The proposed use is a public library.

Planning Commission, at its meeting of March 9, 2017, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Commercial and High Density Residential Designation to Institutional Designation. Also, Planning Commission recommended that this property be placed in the C-3, Intensive Commercial District and removed from I-1, Light Industrial District and R-3, Multi-Family Dwelling District. In addition, Planning Commission, at its meeting of March 9, 2017, recommended to City Council that the preliminary plat for Norman Public Library Central Addition be approved.

DISCUSSION: This application will construct a 79,340 square foot library on the northwest corner of the Acres Street intersection with James Garner Avenue. In total this preliminary plat is expected to generate approximately 3,190 trips per day, 99 trips during the AM peak hour, and 493 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 submit a traffic impact study. The study was completed by Peters and Associates Engineers, Inc., and was submitted in December, 2016.

The study location is north of Acres Street and west of the BNSF Railroad and the proposed extension of James Garner Avenue north to Robinson and Flood. The proposal includes a new site access location along Acres Street west of James Garner Avenue as well as connection to Hughbert Street. Finally, access will be sought by way of improvements to the public alley east of the Highland Parkway intersection with University Boulevard. The extension of James Garner Avenue north to tie into Robinson Street and Flood Avenue along with the development of this Norman Public Library Central will result in the meeting of traffic signal warrants for the intersection of Acres Street and James Garner Avenue. Railroad pre-emption with the adjacent BNSF Railroad to the east should be incorporated into the signalization of the intersection.

Public improvements for this property consist of the following:

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 is existing.

Sidewalks. A sidewalk will be constructed adjacent to Acres Street. A portion of Legacy Trail sidewalk will be relocated with a capital project funded by Norman Forward.

Storm Sewers. Stormwater will be conveyed to a proposed underground detention facility.

Streets. James Garner Avenue and Acres Street will be reconstructed as part of a capital project funded by Norman Forward.

Water Mains. There is a proposed 24" water main adjacent to James Garner Avenue replacing a 16" water main. There is a proposed 8" water main adjacent to Acres Street replacing a 6" water main. These improvements are part of a capital project. An internal 8" water main will be installed as part of the library project.

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 Norman Public Library Central Addition subject to approval of R-1617-88 and adoption of O-1617-33.