



## Legislation Text

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**File #:** PP-1617-3, **Version:** 1

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CONSIDERATION OF A PRELIMINARY PLAT FOR CLASSEN BUSINESS PARK. (GENERALLY LOCATED ON THE WEST SIDE OF THE INTERSECTION OF CLASSEN BOULEVARD AND 24<sup>TH</sup> AVENUE S.E. EAST OF THE RAILROAD TRACKS)

**BACKGROUND:** This item is a preliminary plat for Classen Business Park Addition which is generally located west of the intersection of Classen Boulevard and 24<sup>th</sup> Avenue SE, east of the BNSF railroad right-of-way. This property contains 20 acres and seven lots. One lot contains an apartment complex and the six remaining lots will be used for retail/office.

The Norman Board of Parks Commissioners, at its meeting of December 1, 2016 recommended fee in lieu of park land for the residential component. Planning Commission, at its meeting of December 8, 2016 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan, placing this property in Commercial Designation and High Density Residential Designation and removing it from the Industrial Designation. At the same meeting, Planning Commission recommended placing this property in the Current Service Area and removing it from the Future Service Area. Also, Planning Commission recommended to City Council placing this property in the C-2, General Commercial District and RM-6, Medium Apartment District and removing it from A-2, Rural Agricultural District. In addition, Planning Commission recommended approval of the preliminary plat for Classen Business Park Addition.

**DISCUSSION:** This application will consist of a mix of residential, office, and commercial space. Specifically, the proposal will include 102 apartment units, 40,000 square feet of office space, and 29,000 square feet of commercial space. In total, this preliminary plat is expected to generate approximately 2,694 trips per day. 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 Traffic Engineering Consultants, Inc., and was submitted in November, 2016.

The study location is west of Classen Boulevard and north of Post Oak Road. The proposal includes one access location along Classen Boulevard and one access location along 24<sup>th</sup> Avenue SE just north of Post Oak Road. The number and location of access points were agreed upon in discussions with the developer. As such, driveway spacing along Classen Boulevard and 24<sup>th</sup> Avenue SE will be in accordance with the guidelines offered in the City of Norman's Engineering Design Criteria.

Public improvements for this property consist of the following:

**Alleys.** Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.

**Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.

**Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. Utilities Department supports the sanitary sewer solution as long as the following conditions are met: that a monthly Lift Station operation, maintenance, and replacement fee will be implemented for Lots 1 through 7, Block 1 of Classen Business Park which will utilize the existing Post Oak Lift Station for the purpose of pumping wastewater from the newly platted subdivision into the Norman Utilities Authority's wastewater system and that said monthly fee be billed to each lot, business, dwelling or apartment in the subdivision served by the lift station through the City of Norman utility billing process. Said provision shall be included in the restrictive covenants covering said subdivision. City Council is scheduled to consider Contract No. K-1617-89, a lift station agreement in which the developer of this property will participate.

**Sidewalks.** Sidewalks will be constructed adjacent to Classen Boulevard and 24<sup>th</sup> Avenue S.E.

**Storm Sewers.** Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facilities within the property.

**Streets.** Classen Boulevard is existing. Twenty-fourth Avenue SE will be constructed to current City paving standards.

**Water Mains.** A twelve-inch (12") water main will be installed adjacent to Classen Boulevard and 24<sup>th</sup> Avenue S.E. An interior looped water main will be installed to serve fire hydrants.

**Oil Wells.** There are currently two active oil wells on the property that have been considered in the design of the development. The developer and oil operator are working on an agreement for future accessibility, fencing and operation of electrical lines and oil lines and other procedures in developing around existing oil well sites.

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

**RECOMMENDATION:** Staff recommends approval of the preliminary plat for Classen Business Park Addition subject to the approval of R-1617-56, adoption of O-1617-18 and approval of Contract K-1617-89.