



## Legislation Text

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**File #:** PP-1617-9, **Version:** 1

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CONSIDERATION OF A PRELIMINARY PLAT FOR TECUMSEH POINTE, A PLANNED UNIT DEVELOPMENT, (A REPLAT OF LOTS 4 THROUGH 6, BLOCK 1, AND LOTS 5 THROUGH 11, BLOCK 2, TECUMSEH ROAD BUSINESS PARK, SECTION 2, A PLANNED UNIT DEVELOPMENT), AND WAIVER OF ALLEY REQUIREMENTS. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF TECUMSEH ROAD AND HIGHWAY 77 (FLOOD AVENUE))

**BACKGROUND:** This item is a preliminary plat for Tecumseh Pointe Addition, a Planned Unit Development, (A re-plat of Lots 4 through 6, Block 1 and Lots 5 through 11, Block 2, Tecumseh Road Business Park Section 2, a Planned Unit Development) and is generally located along Tecumseh Drive, northeast of the intersection of Flood Avenue (State Highway No. 77) and Tecumseh Road. This property consists of 20.3 acres. There is a potential of 21 lots within this development. However, with final platting the number of lots may be reduced, depending on the market for the development. As a result, the preliminary site development plan may show some structures crossing over a lot line. Additional lots cannot be created without the submittal of a revised preliminary plat.

A preliminary plat for this property, named Tecumseh Road Business Park, was previously approved for City Council on March 14<sup>th</sup>, 2006. Three lots have been developed leaving sixteen lots to be developed. The current developer is now proposing a revision to the preliminary plat, due to lack of need for industrial development.

The Norman Board of Parks Commissioners, at its meeting of June 8, 2017, recommended fee in lieu of park land for the residential component. Planning Commission, at its meeting of May 11, 2017 recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan, placing this property in Mixed Use Designation and removing it from the Industrial Designation. At the same meeting, Planning Commission recommended placing this property in the existing P.U.D., established by Ordinance No. O-9899-35 to allow mixed use, commercial, multi-family residential, office, retail, restaurant and hotel uses. In addition, Planning Commission recommended approval of the preliminary plat for Tecumseh Pointe, a Planned Unit Development, (A re-plat of Lots 4 through 6, Block 1 and Lots 5 through 11, Block 2, Tecumseh Road Business Park Section 2, a Planned Unit Development).

**DISCUSSION:** The proposed 35 apartment units, the 160 hotel rooms, the 112,000 square feet of office space, the 14,000 square feet of retail space, and the 20,000 square feet of restaurant space in this PUD are expected to generate approximately 6,006 trips per day, 531 AM peak hour trips, and 589 PM peak hour trips. The development is proposed for the northeast corner of the Tecumseh Road intersection with Flood Avenue. Traffic capacities on Tecumseh Road and on Flood Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

Since the development, as proposed, generates more than 100 peak hour trips, this development was required to submit a traffic impact study. This study was prepared by Traffic Engineering Consultants, Inc., for SMC Consulting Engineers, P.C. and was received on April 12, 2017. The development will be served by multiple access points along Tecumseh Drive but by no new access to either Tecumseh Road or to Flood Avenue. Driveway spacing along Tecumseh Driver is not an issue. No improvements are required of this development.

Public improvements for this property consist of the following:

**Alleys.** Planning Commission, at its meeting of May 11, 2017, recommended to City Council the waiver of public alleys. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles. Based on the size of the lots, cross access agreements and adequate circulation can be provided without the need for public alleys.

**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.

**Sidewalks.** Sidewalks will be required adjacent to the interior streets.

**Storm Sewers.** Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be utilized.

**Streets.** Street paving is existing.

**Water Mains.** Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**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 Tecumseh Pointe, a Planned Unit Development, (A Replat of Lots 4 through 6, Block 1 and Lots 5 through 11, Block 2, Tecumseh Road Business Park Section 2, a Planned Unit Development) subject to the approval of R-1617-101 and the adoption of O-1617-36.