



Legislation Text

File #: PP-1617-5, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT AND WAIVER OF ALLEY REQUIREMENTS FOR MUSIC PLACE. (LOCATED AT 2570 NORTH INTERSTATE DRIVE).

BACKGROUND: This item is a preliminary plat for Music Place Addition and is located at 2570 North Interstate Drive. The property currently consists of .79 acres and one (1) lot. The existing residential structure will be removed from the site. The proposal is for an office and warehouse.

Planning Commission, at its meeting of January 12, 2017, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation. Also, Planning Commission recommended that this property be placed in the C-2, General Commercial District and removed from O-1, Office Institutional District. In addition, Planning Commission, at its meeting of January 12, 2017, recommended to City Council that the preliminary plat for Music Place Addition be approved with alley waiver.

DISCUSSION: The proposed Preliminary Plat for Music Place will involve the development of 8,000 square feet of office/warehouse space on the west side of North Interstate Drive just north of Rock Creek Road. As such, Music Place is expected to generate 56 additional trips per day, 20 additional AM peak hour trips, and 12 additional PM peak hour trips. The Music Place trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

The Music Place development features frontage along both North Interstate Drive and Yarborough Way. At staff's request, the applicant located all access to Yarborough Way thereby preserving all possibilities for a future interchange with I-35 at Rock Creek Road. The access to Yarborough Way will be opposite the existing access to Christian Brothers Automotive.

Public improvements for this property consist of the following:

Alley: Planning Commission, at its meeting of January 12, 2017, recommended to City Council the waiver of alley requirements.

Fire Hydrants: A fire hydrant will be installed in accordance with City standards. Its location has 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 adjacent to Interstate Drive will be deferred with the final plat. A sidewalk will be constructed adjacent to Yarborough Way.

Storm Sewers: An existing off plat detention facility will be utilized for storm water runoff.

Streets: North Interstate Drive and Yarborough Way are existing.

Water Mains: There is a proposed 12" water main adjacent to Interstate Drive. There is an existing 8" water main adjacent to Yarborough Way.

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 and approval of the preliminary plat for Music Place Addition subject to approval of R-1617-68 and adoption of O-1617-21.