



Legislation Text

File #: PP-1718-6, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT FOR GOLDEN TRIBE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (410, 414 AND 416 NORTH PARK AVENUE)

BACKGROUND: This item is a preliminary plat for Golden Tribe Addition a Simple Planned Unit Development (a Replat of the east half of Lots 7 through 16, Block 90 and the west 50' of vacated Park Avenue of the Original Townsite of Norman) and is located at 410 through 416 Park Avenue (North of West Daws Street on the west side of North Park Avenue). The property consists of .69 acres and one (1) lot. There were previously three structures on the lots, which have been removed and the property is currently vacant. This development proposes to construct three (3) duplexes on the property.

Planning Commission, at its meeting of January 11, 2018, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential, Floodplain and Floodway to Medium Density Residential, Floodplain and Floodway Designations. Also, Planning Commission recommended that this property be placed in the Simple Planned Unit Development (SPUD) and removed from R-1, Single-Family Dwelling District. In addition, Planning Commission, at its meeting of January 11, 2018, recommended to City Council that the preliminary plat for Golden Tribe Addition, a Simple Planned Unit Development be approved.

DISCUSSION: The Golden Tribe Addition development, a 3-unit duplex addition in this preliminary plat, is proposed for a location on Park Avenue north of Dawes Street near Downtown Norman. This addition is expected to generate approximately 44 trips per day or 3 peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. 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.

Public improvements for this property consist of the following:

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 will be constructed adjacent to Park Avenue.

Storm Sewers. A detention facility will be utilized for storm water runoff at the south end of the property.

Streets. The engineer for the owner has requested exemption of any additional street improvements.

Water Mains. A water line will be installed to serve a proposed fire hydrant.

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

Floodplain: The property contains floodplain. A floodplain permit will be required for drainage pipe and sidewalk. There are no proposed structures located in the floodplain.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for Golden Tribe Addition, a Simple Planned Unit Development, subject to approval of R-1718-93 granting an exemption, Land Use Plan R-1718-76 and adoption of O-1718-28.

