



## Legislation Text

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**File #:** PP-1718-8, **Version:** 1

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CONSIDERATION OF A PRELIMINARY PLAT FOR THE BARN AT TERRA VERDE ADDITION. (1000 36TH AVENUE S.E.)

**BACKGROUND:** This item is a preliminary plat for The Barn at Terra Verde Addition, which is generally located on the west side of 36<sup>th</sup> Avenue S.E. approximately one-half mile north of East Lindsey Street. The preliminary plat consists of 56.91 acres. Lot 1 consists of 15.87 acres and currently has an existing private school. Lot 2 consists of 10.86 acres and has a proposal of a gym (barn) supporting the school. Lot 3 consists of 10.12 acres and has an existing-single-family residence with no proposed changes. Lot 4 consists of 20.05 acres and has an existing single family residence with no proposed changes. This area is currently not served by public sanitary sewer systems. The existing structures will continue to be served by private sanitary sewer systems. The proposed new structure will be served by a public sanitary sewer main, which is located in the adjacent residential subdivision called Siena Springs Addition.

City Council, at its meeting of December 12, 1961, adopted Ordinance 1339 placing this property in the A-2, Rural Agricultural District. Planning Commission, at its meeting of March 8, 2018, recommended to City Council that the preliminary plat for The Barn at Terra Verde Addition be approved.

**DISCUSSION:** The proposed 17,000+ square foot gymnasium to serve the existing Terra Verde School is expected to generate approximately 68 trips per day, 25 AM peak hour trips, and 16 PM peak hour trips. Obviously being well below the threshold for when a traffic impact study is required, the developer submitted an electronic mail message detailing the information relative to the existing square footage and the existing number of students versus what will result from the proposed addition to the school. The development is proposed for location north and west of the Lindsey Street intersection with 36<sup>th</sup> Avenue SE.

The proposed gymnasium will access 36<sup>th</sup> Avenue SE, north of Lindsey Street, by way of an existing driveway. Driveway spacing is identified in the City of Norman's Engineering Design Criteria (EDC) in order to maintain safe and efficient traffic flow on our city streets. As roadway speeds increase and as trip generation potential increases for a proposed development, the required spacing between driveways also increases. The spacing between the various driveways is consistent with the EDC requirements.

Public improvements for this property consist of the following:

**Fire Hydrants.** A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.

**Permanent Markers.** Permanent markers will be installed prior to filing the final plat.

**Sanitary Sewers.** Existing private sanitary sewer systems serve Lots 1, 3, and 4. A sanitary sewer main will be installed in accordance with Oklahoma Department of Environmental Quality standards to serve Lot 2.

**Sidewalks.** A sidewalk will be constructed adjacent to 36<sup>th</sup> Avenue S.E. Staff will recommend deferral with final platting.

**Storm Sewers.** Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility.

**Streets.** Thirty-sixth Avenue S.E. will be constructed as a minor urban arterial. Staff will recommend deferral of the street paving improvements with final platting.

**Water.** There is a proposed 12-inch (12") water line adjacent to 36<sup>th</sup> Avenue S.E. The water main will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

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

**STAFF RECOMMENDATION:** Based upon the above information, Staff recommends approval of the preliminary plat for The Barn at Terra Verde Addition.