



Legislation Text

File #: PP-1920-15, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT FOR NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 9 AND 24TH AVENUE S.E.)

BACKGROUND: This item is a preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development and is located at the southwest corner of the intersection of State Highway No. 9 and 24th Avenue S.E. The property consists of 29+ acres and eight mixed use lots. Lot 1, Block 1 is for medical purposes. Lot 2, Block 1, Lot 1, Block 2, Lot 1, Lot 2 and Lot 3, Block 3 are proposed commercial lots. Lot 1, Block 4 is a proposed Senior Living Center and Lot 2, Block 4 is a proposed commercial lot. Common Area A is a proposed service drive serving most of the lots. Common Area B is open space, water feature and detention facility and Common Area C is a greenbelt buffer and detention facility. These areas are to be maintained by property owners as a maintenance agreement in common.

The Norman Board of Parks Commissioners, at its meeting of June 4, 2020, recommended a fee in lieu of park land requirements for Norman Regional Health System East Campus Addition, a Planned Unit Development. Planning Commission, at its meeting of June 11, 2020, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Mixed Use Designation. Also, Planning Commission recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from O-1, Office-Institutional District. In addition, Planning Commission recommended approval of the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development.

DISCUSSION: The proposed freestanding emergency facility with ancillary commercial and retail development and an assisted living facility are expected to generate approximately 4,236 trips per day, 142 AM peak hour trips, and 379 PM peak hour trips. Traffic capacities on State Highway 9, 24th Avenue SE, and Ann Branden Boulevard exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

(See Attachment A)

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in April, 2020. The development will feature seven total access points. Five of these are located along Ann Branden Boulevard and two along 24th Avenue SE. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, a modification to the southbound 24th Avenue SE approach to State Highway 9 is recommended with staff concurrence. The existing left-turn lane, through lane, and shared through/right-turn lane are to be restriped so that one exclusive left-turn

lane, one through lane, and one exclusive right-turn lane are provided. This will require modification to the existing signal heads on the mast arm controlling the southbound approach. As the need for these modifications exist now, staff will complete the recommended modifications.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrants**. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Permanent Markers**. Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers**. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks**. Sidewalks will be constructed adjacent to all public streets.
5. **Storm Sewers**. Storm sewers 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.
6. **Streets**. Twenty-fourth Avenue S.E. and Ann Branden Boulevard are existing. Overbrook Drive will be constructed and will connect 24th Avenue S.E. with Ann Branden Boulevard.
7. **Water Main**. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 12-inch water main adjacent to 24th Avenue S.E. There is an existing 12-inch water main and eight-inch water main located within the property and installed when the Trinity Baptist Church was going through the platting process. These water mains will be abandoned. New proposed water mains will be installed to serve the development.

PUBLIC DEDICATIONS.

1. **Rights-of Way and Easements**. All rights-of-way and easements will be dedicated to the City with final platting.
2. **Park Land**. The Norman Board of Parks Commissioners recommended fee in lieu of park land requirements for the residential area.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Norman Regional Health System East Campus Addition, a Planned Unit Development.