



Legislation Text

File #: PP-2021-6, Version: 1

CONSIDERATION OF A PRELIMINARY PLAT FOR WYNN-WYNN ADDITION. (3724 CLASSEN BOULEVARD)

BACKGROUND: This item is a preliminary plat for Wynn-Wynn Addition and is generally located one-quarter of a mile south of Cedar Lane Road on the west side of Classen Boulevard. This property contains 1.1 acres and one industrial lot with a proposed office and warehouse. The property is currently zoned I-1, Light Industrial District.

DISCUSSION: This application will consist of 11,490 square feet of usable space in two different uses including 8,990 square feet of manufacturing/warehouse space and 2,500 square feet of office space. In total, this preliminary plat is expected to generate approximately 75 trips per day. 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.

See Table 1

Because of the development's size and traffic generation potential, the applicant was required to submit a traffic impact memorandum documenting the trip generation characteristics of the proposed development along with a discussion of potential access location with respect to other driveways in proximity to the proposed development. The memorandum was completed by Traffic Engineering Consultants, Inc., and was received on December 18, 2020.

The study location is along the west side of Classen Boulevard and south of Cedar Lane Road. The proposal includes a single access location along Classen Boulevard. The location of the driveway along Classen Boulevard will result in driveway spacing less than that which is required in the City of Norman's Engineering Design Criteria. However, given the low traffic volumes expected with this proposed development, Staff will be able to support the request for variance.

PUBLIC IMPROVEMENTS:

1. **Fire Hydrants.** A fire hydrant will be installed in accordance with approved plans. Its location has 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 proposed private sanitary sewer line with private lift station will be used and connected to an existing sanitary sewer main located on the east side of Classen Boulevard.
4. **Sidewalks.** A sidewalk will be constructed adjacent to Classen Boulevard.

5. **Storm Sewers.** Storm sewer 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 facility before releasing it into the BNSF railroad right-of-way.
6. **Streets.** Classen Boulevard is existing.
7. **Water Main.** There is an existing eight-inch (8") water main adjacent to Classen Boulevard. It will be replaced with a twelve-inch (12") water main.
8. **Public Dedications.** All rights-of-ways and easements will be dedicated to the City with final platting.

RECOMMENDATION: Staff recommends approval of the preliminary plat for Wynn-Wynn Addition.