



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1920-5

File ID: O-1920-5

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 28

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 07/18/2019

File Name: Eagle Cliff South Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1920-5 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-1, GENERAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE R-1, SINGLE FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF 12TH AVENUE S.E. AND ¾ MILE SOUTH OF CEDAR LANE ROAD)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-5 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1920-5 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 09/24/2019

Agenda Number: 28

Attachments: Staff Report, O-1920-5, Location Map, Rezoning Staff Report, Protest Map-Letters 8-5-19, 8-8-19 PC Minutes - Item 4 - Eagle Cliff South

Project Manager: Jane Hudson, Interim Planning Director

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/08/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	09/10/2019		Pass
	Action Text: A motion was made by Lewis, seconded by Boeck, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 9/10/2019. The motion carried by the following vote:						
1	City Council	09/10/2019	Introduced and adopted on First Reading by title only				Pass
	Action Text: That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call						

Text of Legislative File O-1920-5

Body

SYNOPSIS: The applicant's request is to rezone from A-1, General Agricultural District to R-1, Single Family Dwelling District; a Preliminary Plat and Land Use Amendment is part of this rezoning request. The Preliminary Plat is for 36 single-family lots that meet the R-1, Single-Family Zoning Regulations and the Land Use Amendment request is from Future Urban Service Area to Current Urban Service Area for property designated as Future Low Density Residential.

ANALYSIS: This request is to extend the existing single-family neighborhood to the south on undeveloped land. The existing neighborhood, Eagle Cliff South Addition, has been developing over the last 15 years. City Council passed Ordinance No. O-0304-16 for Eagle Cliff South Addition which is identical to this request.

This area of Norman has evolved from undeveloped agricultural land into a residential community over time.

Single-family dwellings are to the north and east of this site; to the south and west remains undeveloped and is not platted. Any further development requests to the south and/or west would require a Preliminary Plat, Rezoning and Land Use Amendment.

ALTERNATIVES/ISSUES:

- **IMPACTS:** Eagle Cliff South is an established neighborhood and the request for single-family homes abutting the existing neighborhood will not create negative impacts to the surrounding area.

The existing infrastructure has the capacity to be expanded to serve this proposed development.

- **TRAFFIC**: Impact fees were previously collected for this site and roads are completed; no further impact fees will be imposed for this proposed development.

OTHER AGENCY COMMENTS:

- **PARK BOARD**: The existing neighborhood park will serve the new addition and the Parks Board voted to accept fee in lieu for the additional single-family development.

- **PREDEVELOPMENT PD19-10 - July 25, 2019**

The neighbor's main concern was the street stub shown on the western portion of the Preliminary Plat that leads to undeveloped land. The applicant's civil engineer and city staff explained that the street stub is a requirement on the Preliminary Plat, and is part of the subdivision regulations because of possible future road connections. The other concern was the detention pond that is part of the Cobblestone West Section 2 development and is overgrown. Staff explained that the Cobblestone detention pond condition has to be addressed through the Cobblestone HOA.

PUBLIC WORKS The Preliminary Plat is for 36 single-family lots with required public improvements. Water and sewer is available and the developer will extend the lines to the site; the lift station for the sewer does have the capacity for the additional 36 lots. The lift station that serves the existing neighborhood will serve the proposed new addition and a Lift Station Agreement will go before City Council as a separate item.

Road improvements for 12th Avenue S.E. and the interior street are part of the Preliminary Plat and will be developed according to the city design and development regulations. Access will be off 12th Avenue S.E. into this new section of Eagle Cliff South.

RECOMMENDATION: Staff supports this request and recommends approval of Ordinance O-1920-5.

At their meeting of August 8, 2019, Planning Commission unanimously recommended adoption of Ordinance O-1920-5 by a vote of 9-0.