



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1314-55**

**File ID:** O-1314-55

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 45

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 05/15/2014

**File Name:** Eagle Cliff Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE NO. O-1314-55 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 A PART OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT AND PLACE THE SAME IN THE R-2, TWO-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-55 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1314-55 upon Final Reading as a whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 07/22/2014

**Agenda Number:** 45

**Attachments:** O-1314-55, Location Map, Staff Report, Eagle Cliff  
15 Preliminary Plat, 6-12-14 PC Minutes

**Project Manager:** Jane Hudson, Principal Planner

**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	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/08/2014		Pass

**Action Text:** A motion was made by Lewis, seconded by Sherrer, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 7/8/2014. The motion carried by the following vote:

1 City Council 07/08/2014 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

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**Text of Legislative File O-1314-55**

Body

**SYNOPSIS:** The applicant, Eagle Cliff, L.P., is requesting rezoning from C-2, General Commercial District, to R-2, Two-Family Dwelling District for a tract of land generally located at the southwest corner of 12th Avenue S.E. and East Cedar Lane Road. The site has never developed.

**ANALYSIS:** This site was rezoned from A-2, Rural Agricultural District, to C-2, General Commercial District in 1981. In that same year a preliminary plat was approved; however, the property was never final platted. Revised preliminary plats have been approved six times between 1981 and 2003; however, final plats have never been submitted for this subject tract.

The surrounding area, directly to the south, is a multi-family development consisting of approximately 176 units. This multi-family development to the south is not a student based housing complex, i.e., leased by the bed. To the west, east and farther south of this proposal is single-family housing. There are still many lots available for development within those single-family additions. Abutting the property to the north is a commercial development, a convenience store with fuel sales. Directly across East Cedar Lane Road is Astellas Pharma, zoned industrial. Farther to the northeast are two student-based housing developments.

**USE:** As noted above the site has never been developed. This property was initially planned for commercial development. However, as other areas in the vicinity have developed with commercial uses, the owners' proposal is for residential development.

**SITE PLAN:** The site is to be developed with eighteen lots containing thirty-six duplex units. There are three common areas shown on the preliminary plat. One of the common open areas is to accommodate an easement containing a sanitary sewer main running through the middle of the lot, the second common area is for a sidewalk access to East Cedar Lane Road and the existing commercial area to the north of this proposal, and the third common area is for the detention pond on the west side of the proposal. There are two access points for the development, one from 12th Avenue S.E. and the other from Eagle Cliff Drive. The west access point lines up with Merlin Circle, a five-lot cul-de-sac to the west of Eagle Cliff Drive.

**OTHER AGENCY COMMENTS:**

**GREENBELT COMMISSION FINAL COMMENTS - GBC 14-07** In its meeting of April 21, 2014, the Greenbelt Commission sends the application forward with the following comments:

1. In the context of the designated high priority trail along Cedar Lane, the Commission recommends that the applicant provide adequate space and landscaping from the curb to the fence to allow for multi-modal friendly sidewalks;
2. Although 12th Avenue is not a high priority trail designation, the Commission, in anticipation of the growth of nearby neighborhoods, recommends the applicant provide the same for this area also.

**NORMAN BOARD OF PARKS:** As stated previously, this property was initially proposed as a commercial development so there were no park fees assessed at the time of the preliminary plat. This development is located approximately 1,000 feet north of the existing Eagle Cliff Park. This application appeared before the Board of Parks on June 5th, 2014, fee-in-lieu of parkland was approved.

**PUBLIC WORKS:** The development has access to existing utilities. Waterlines with fire hydrants and sanitary sewer mains will be installed. Sidewalks will be constructed adjacent to 12th Avenue S.E. and East Cedar Lane Road. Sidewalks will also be constructed on each lot prior to occupancy of the duplex. East Cedar Lane Road

and 12th Avenue S.E. have been previously constructed adjacent to this property. The existing temporary detention pond located on the north side of this property will be relocated to the west side of the development to contain site run-off.

**STAFF RECOMMENDATION:** This area of south Norman has continued to grow in recent years. Although there have been several residential components developed to the south, east and northeast, there has not been a demand for a large amount of commercial activity to go with that growth. An existing convenience store with fuel services has served this area since 2007/2008 at the northeast corner of this property. There has been some commercial growth to the northeast of this site, along Classen Boulevard. In addition to the existing commercial developments along Classen Boulevard there is a new commercial request at the southeast corner of the intersection of Classen Boulevard and East Cedar Lane Road. The adopted Comprehensive Transportation Plan now designates 12th Avenue S.E. as a collector street south of East Cedar Lane Road and residential development is more appropriate for this site. Staff supports this rezoning request and recommends approval of Ordinance No. O-1314-55.

Planning Commission, at their meeting of June 12, 2014, unanimously recommended adoption of this ordinance by a vote of 9-0.