

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 12, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 12th day of June 2014. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Dave Boeck called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Andy Sherrer
Cindy Gordon
Sandy Bahan
Dave Boeck

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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Item No. 8, being:

EAGLE CLIFF – SW CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

8A. R-1314-134 – EAGLE CLIFF, L.P. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 7.34 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

8B. O-1314-55 – EAGLE CLIFF, L.P. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO R-2, TWO-FAMILY DWELLING DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Plat

8C. PP-1314-17 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY EAGLE CLIFF, L.P. (SMC CONSULTING ENGINEERS, P.C.) FOR EAGLE CLIFF ADDITION SECTION 15 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Jane Hudson – This is the existing NORMAN 2025 Land Use and Transportation Plan designations in the area. To the north you have industrial; to the east is commercial and low density residential; to the south is high density residential, low density residential further south of that; and then across Eagle Cliff Drive there to the west you have single family as well as there's a commercial development over here that's already in place to the north. If approved, this would become medium density residential for the subject tract.

The existing zoning in the area: I-1 to the north; C-1 and R-1 to the east; RM-6 to the south; and R-1 to the west. Again, there's the commercial designation in the corner.

Existing land use: single family to the east and west; industrial to the north; and multi-family to the south; with the commercial corner still there on the northeast.

Again, the two criteria to be examined for a 2025 Land Use Plan amendment are the change in circumstances in the development of the properties in the general vicinity, as well as the possible adverse land use and traffic impacts to surrounding properties. As discussed previously in the other application at the other end of Cedar Lane Road, there has been a lot of residential and multi-family development in this area. The multi-family development to the south of this proposal was built in the last eight years. There are several new preliminary plats for the single family homes, as noted earlier, to the west, south, and east of this proposal. This commercial development at the corner came in 2007. Again, we have the two student-based housing developments I mentioned earlier with 421 units and 1,300 beds. There is a 12th Avenue S.E. and East Cedar Lane Road paving project underway to accommodate the increased traffic in this area, as well as signalization at that corner right there. The trips generated from this

development of duplexes, as opposed to the C-2, would create less traffic than it would from the C-2 proposal.

The rezoning is from C-2 to R-2. The development itself will consist of 18 lots, 36 duplex units. There are three common areas on this proposal. One will have a sidewalk which will access East Cedar Lane Road as well as the existing commercial area to the north.

This is, again, the corner with the commercial development. This is the subject tract, looking south, with the multi-family in the distance. This tract wraps around behind the back part of that commercial area and then over to the west. There's single family in the distance on the other side of Eagle Cliff Drive. This is the back side of the industrial property – that's, I believe, Astellas. On the east side of 12th, there's the C-1 designation as well as the R-1, but there's also an active oil well there. This is looking back from Eagle Cliff Drive toward the commercial development. This is the single family across the street across Eagle Cliff.

This is a slide of the preliminary plat for the development. You can see the 18 lots. This area has continued to grow. The convenience store, like I said, in 2007, has addressed the commercial needs for this area. The commercial development to the east at 12th and Classen, and then, of course, the other commercial growth along Classen Boulevard. With the new adopted Comprehensive Transportation Plan, this portion of 12th south of Cedar Lane is now designated as a collector street, which would make this residential development appropriate for this site.

Parks Board voted a fee in lieu of parkland dedication for this application. Staff does support these requests and recommends approval of Resolution No. R-1314-134, Ordinance No. O-1314-55, as well as the preliminary plat for the addition.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1314-134, Ordinance No. O-1314-55, and PP-1314-17, the Preliminary Plat for EAGLE CLIFF ADDITION SECTION 15, to City Council. Andy Sherrer seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	None

Chairman Boeck announced that the motion, to recommend adoption of Resolution No. R-1314-134, Ordinance No. O-1314-55, and PP-1314-17, to City Council, passed by a vote of 9-0.

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