
ORDINANCE NO. O-1920-5

ITEM NO. 4b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Shaz Investment Group
REQUESTED ACTION	Rezoning to R-1, Single Family Dwelling District
EXISTING ZONING	A-1, General Agricultural District
SURROUNDING ZONING	North: PL, Park Land and R-1, Single-Family Dwelling District East: PUD, Planned Unit Development South: A-1, General Agricultural District West: A-1, General Agricultural District
LOCATION	West side of 12 th Avenue S.E. approximately ¾ mile south of Cedar Lane Road
SIZE	7.89 acres, more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-family homes East: Single-family homes South: Undeveloped land West: Undeveloped land
LAND USE PLAN DESIGNATION	Future Urban Service Area

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.

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.

This request is similar to previous development proposals that have been approved by City Council for single-family neighborhoods.

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.

This area of Norman has evolved from undeveloped agricultural land into a residential community over time, and this site is in close proximity to goods and services with access to major arterial roads and highways.

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. Improvements to 12th Avenue are required as part of the Preliminary Plat.

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 with this development proposal.

Road improvements for 12th Avenue S.E. 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, and the interior streets will connect to existing interior streets.

The lift station that 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 before the Preliminary Plat moves forward on the same agenda.

RECOMMENDATION Staff supports this request and recommends approval of Ordinance No. O-1920-5.