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ORDINANCE NO. O-2021-44

ITEM NO. 10b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Shaz Investments, L.L.C.
REQUESTED ACTION	Rezoning to R-1, Single-Family Dwelling District
EXISTING ZONING	A-2, Rural Agricultural District and A-1, General Agricultural District
SURROUNDING ZONING	North: R-1, Single-Family Dwelling District, and A-2, Rural Agricultural District East: R-1, Single-Family Dwelling District, and RE, Residential Estates District South: Outside City Limits, and A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	Generally located ½ mile south of Cedar Lane Road on the east side of Jenkins Avenue and extending southeast to 12 <sup>th</sup> Avenue S.E.
SIZE	41.46 acres more or less
PURPOSE	Single-Family Dwellings
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Residential East: Residential South: Vacant West: Vacant
LAND USE PLAN DESIGNATION	Low Density Residential

**SYNOPSIS** The applicant's request is to rezone from A-1, General Agricultural District, and A-2, Rural Agricultural District, to R-1, Single-Family Dwelling District; a preliminary plat and

NORMAN 2025 Land Use Plan Amendment are part of this applicant's request. The preliminary plat is for 147 single-family lots that meet the R-1, Single-Family Dwelling District zoning regulations and the NORMAN 2025 Land Use Plan Amendment is from Future Urban Service Area to Current Urban Services Area for property designated as 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 or so years. City Council passed Ordinance No. O-0304-16 and No. O-1920-5 for Eagle Cliff South Addition, which were identical to this request.

Single-family dwellings are to the north and east of the subject property; to the south and west remains undeveloped.

**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 preliminary plat requires detention facilities to mitigate any runoff or erosion issues.

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

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** The Norman Board of Parks meets May 6<sup>th</sup>, the Planning Commission agenda is printing prior to the meeting. Staff will update the Planning Commission on the floor May 13<sup>th</sup> with Board of Parks decision.
- **PREDEVELOPMENT PD21-14** **April 22, 2021**  
Neighbors voiced many concerns regarding drainage and stormwater controls. The previous Eagle Cliff development has experienced erosion problems and wanted to know what solutions are proposed for the new subdivision. Neighbors asked about traffic on Osprey and expected traffic from the new development. Neighbors asked about plans for the existing trees on the property.
- **PUBLIC WORKS** The Preliminary Plat is for 147 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 147 lots with this development proposal.

Access will be through the existing Eagle Cliff South neighborhood and the interior streets will connect to existing interior streets.

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 before the Preliminary Plat moves forward on the same agenda.

**CONCLUSION:** Staff forwards this request for rezoning and Ordinance No. O-2021-44 to Planning Commission for their consideration.