

RESOLUTION NO. R-1920-17

ITEM NO. 4a

STAFF REPORT

ITEM: Shaz Investment Group requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area (FUSA) to Current Urban Service Area (CUSA) for 7.89 acres of property generally located west of 12th Avenue S.E. and approximately ¾ mile south of Cedar Lane Road.

SUMMARY OF REQUEST: The applicant is proposing a Preliminary Plat for Eagle Cliff South Addition, Section 7 that contains 7.89 acres to develop 36 single-family lots. The companion application is for a rezoning from A-1, General Agricultural District to R-1, Single Family Dwelling District. The current NORMAN 2025 Land Use and Transportation Plan designation is Future Urban Service Area for Low Density Residential and the applicant is requesting a change to Current Urban Service Area Low Density Residential.

STAFF ANALYSIS: The NORMAN 2025 Plan identifies two criteria that must be examined before a land use change is approved.

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest.**

This neighborhood has been developing since the early 1980's with the first Eagle Cliff Additions developing along Cedar Lane. Since that time, Eagle Cliff has continued to develop single-family homes with each addition extending to the south. The last approved plat, land use amendment and rezoning for Eagle Cliff Addition was approved by City Council in 2004.

On the east side of 12th Avenue S.E., across the street from this site, several development proposals have been approved by City Council for single-family development as well as a rezoning for a senior living center. The southeast corner of Cedar Lane and 12th Avenue S.E. was approved for commercial land use and rezoned to C-1, Local Commercial District in 2006.

North of Cedar Lane on 12th Avenue S.E. there have been two multi-family/student housing residential Planned Unit Developments approved by City Council within the last 10 years.

The properties in the general vicinity have been developing over the last 20 years; there are single family and multi-family developments and commercial development in the general vicinity.

This area of Norman is serviced by an existing lift station, and the improvements for the lift station were approved by City Council in March 2006. The City of Norman Utilities

Department confirmed that the lift station currently has the capacity to serve the proposed new development for an additional 36 single-family lots.

This proposal will not be contrary to the public interest; it is similar in nature to the existing surrounding development and the water, sewer and roads have the capacity to be expanded and extended.

2. *There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.*

The request to bring this development into the Current Urban Service Area for Low Density Residential will not result in adverse land use or traffic impacts. The surrounding area is similar in character to this request.

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.

STAFF RECOMMENDATION: Staff supports this request and recommends approval of Resolution No. R-1920-17; the application meets the criteria to approve the Land Use Amendment from Future Urban Service Area to Current Service Area for Low Density Residential Designation.