



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1415-13

File ID: O-1415-13

Type: Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item No. 25

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/16/2014

File Name: Eaglecliff Rezoning

Final Action:

Title: CONSIDERATION OF ORDINANCE NO. O-1415-13 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 A SHORT DISTANCE SOUTHWEST OF THE INTERSECTION OF EAST CEDAR LANE ROAD AND 12TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-13 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1415-13 upon Final Reading as a whole.

ACTION TAKEN: _____

See new information submitted by applicant

Agenda Date: 12/09/2014

Agenda Number: 25

Attachments: Letter requesting Postponement.pdf, O-1415-13,
Alternate O-1415-13 - PUD, Location Map, Staff
Report, Preliminary Plat, PC Minutes, PUD Narrative
- Eagle Cliff Section 15

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/09/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	11/10/2014		Pass
	Action Text: A motion was made by McCarty, seconded by Sherrer, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/10/2014. The motion carried by the following vote:						
1	City Council	11/10/2014	Introduced and adopted on First Reading by title only				Pass
	Action Text: That this Ordinance be Introduced and adopted on First Reading by title only. by consent roll call						
1	City Council	11/25/2014	Postponed				Pass
	Action Text: A motion was made by Council Member Williams, seconded by Council Member Holman, that this Ordinance be Postponed until December 9, 2014 . The motion carried by the following vote:						
	Notes: until December 9, 2014						

Text of Legislative File O-1415-13

Body

ADDITIONAL INFORMATION: The applicant has submitted the attached PUD Narrative for a possible rezoning to PUD, Planned Unit Development for this development instead of the original application for R-2 zoning.

Staff has reviewed the proposal and sees no changes in setbacks, number of lots or units, coverage or open space from the originally submitted R-2, Two-Family Dwelling District rezoning request. Adoption of the PUD versus the R-2 will codify the development where no changes can occur, whereas the R-2 could allow modifications within that zoning district.

SYNOPSIS: The applicant, Eaglecliff, 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 SE and East Cedar Lane Road. The site has never developed.

This application was on the June 12, 2014 Planning Commission Agenda. The application moved forward to City Council with a unanimous recommendation for adoption. However, at the July 22, 2014 City Council Meeting, the accompanying NORMAN 2025 Plan Resolution (R-1314-134) was rejected; the Ordinance (O-1314-55) and Preliminary Plat (PP-1314-17) were not acted upon by City Council. Therefore, this rezoning application is allowed to re-apply without waiting the one year required for a rezoning request which has been denied by City Council.

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, includes a multi-family development consisting of two management companies with 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 development other than commercial.

SITE PLAN The site is to be developed with eighteen lots and 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 - Meeting of April 21, 2014

The Greenbelt Commission sends the application forward with the following comments:

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;

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.

PRE-DEVELOPMENT - PD 14-20 -Meeting of August 28, 2014

Application Summary The applicant is requesting a rezoning from C-2, General Commercial to R-2, Two Family Dwelling, for a two-family dwelling district.

No neighbors were in attendance.

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 application was presented to the Board of Parks on June 5, 2014. At the meeting Parks Commissioners recommended fee-in-lieu of parkland. This development is located approximately 1,000 feet north of the existing Eagle Cliff Park.

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, a new commercial development was recently approved at the southeast corner of the intersection of Classen Boulevard and East Cedar Lane Road. The recently adopted Comprehensive Transportation Plan now designates 12th Avenue SE as a collector street south of East Cedar Lane Road; a residential development is more appropriate for this site. Staff recommends approval of Ordinance No. O-1415-13. Planning Commission, at their meeting of October 9, 2014, recommended adoption of this ordinance by a vote of 9-0.