



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-29

File ID: R-1415-29

Type: Land Use Plan Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 24

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 09/16/2014

File Name: Eaglecliff Section 15 2025 Land Use Plan
Amendment

Final Action:

Title: RESOLUTION NO. R-1415-29: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE 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, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (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 Resolution No. R-1415-29; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 12/09/2014

Agenda Number: 24

Attachments: Text File R-1415-29.pdf, Letter requesting
Postponement.pdf, Resolution No. R-1415-29, 2025
Map, Staff Report, 10-9-14 PC Minutes - Eagle Cliff
15

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	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	11/25/2014		Pass
Action Text: A motion was made by McCarty, seconded by Sherrer, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 11/25/2014. The motion carried by the following vote:							
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 Land Use Plan Resolution be Postponed until December 9, 2014 . The motion carried by the following vote:

Notes: *Postponed until December 9, 2014*

Text of Legislative File R-1415-29

Body

SUMMARY OF REQUEST: The applicant, Eaglecliff L.P., is proposing to develop a tract of land located on the southwest corner of 12th Avenue SE and East Cedar Lane Road for two-family use. The site has never been final platted and is undeveloped.

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 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, the resolution, rezoning application, and preliminary plat are allowed to apply without waiting the one year required for a rezoning request which has been denied by City Council.

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

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

This area has had a substantial amount of development in recent years. To the south of this development there is one multi-family development. To the north, on the east side of 12th Avenue S.E. there are two new student-based multi-family developments. Between the two student-based multi-family developments there is a combined total of approximately 421 units and 1,304 beds. Several new single-family developments to the west, east and south of this property have been established in recent years as well, with more single-family lots to be developed.

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.

As stated above a great deal of growth has occurred in this area in recent years. There is currently a 12th Avenue S.E. and Cedar Lane Road Paving Project underway to help accommodate the increased traffic for this area. The intersection of 12th Avenue S.E. and East Cedar Lane Road is another route to Classen Boulevard and is a common path for travelers heading south out of Norman from State Highway No. 9. With this development, the Traffic Engineer has stated the number of trips generated is well below the traditional threshold for when a traffic study is required. In fact, this development will generate far less traffic than the existing C-2, General Commercial zoning could create.

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. It should be noted that recent commercial growth has occurred along Classen Boulevard. In addition to the existing commercial along Classen Boulevard, a new commercial request for a super Walmart was approved at the southeast corner of the intersection of Classen Boulevard and East Cedar Lane Road. The adopted Comprehensive Transportation Plan now designates 12th Avenue S.E. as a collector street south of East Cedar Lane Road; a residential development is more appropriate for this site. Staff recommends approval of Resolution No. R-1415-29. Planning Commission, at their meeting of October 9, 2014, recommended adoption of this resolution by a vote of 9-0.