

RESOLUTION NO. R-1415-29

ITEM NO. 12a

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**STAFF REPORT**

**ITEM:** Eaglecliff, L.P. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for approximately 7.34 acres of property generally located at the southwest corner of East Cedar Lane Road and 12<sup>th</sup> Avenue S.E.

**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 established in recent years as well, with still many 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 happened along Classen Boulevard. In addition to the existing commercial along Classen Boulevard, a new commercial request has been made 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 and residential development is more appropriate for this site.

Staff recommends approval of Resolution No. R-1415-29.