



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: PP-1112-13

**Introduced:** 4/17/2012

**Current Status:** Non-Consent Items

**Version:** 1

**Matter Type:** Preliminary Plat

Title

CONSIDERATION OF A PRELIMINARY PLAT FOR EAGLE CLIFF SOUTH ADDITION.  
(GENERALLY LOCATED ON THE WEST SIDE OF 12TH AVENUE S.E.  
APPROXIMATELY ONE-HALF MILE SOUTH OF CEDAR LANE ROAD)

**ACTION NEEDED:** Motion to approve or reject the preliminary plat for Eagle Cliff South Addition.

**ACTION TAKEN:** \_\_\_\_\_

body

**BACKGROUND:** This item is a preliminary plat for Eagle Cliff South Addition and is generally located one-half mile south of Cedar Lane Road and one-quarter of a mile west of 12th Avenue S.E.

The Norman Board of Parks Commissioners, at its meeting of August 7, 2003, recommended fee in lieu of parkland dedication.

City Council, at its meeting of October 14, 2003, adopted Ordinance No. O-0304-16 placing the majority of this property in the R-1, Single Family Residential Dwelling District and removing it from A-2, Rural Agriculture District. City Council approved the preliminary plat for Eagle Cliff South Addition in October 2003. The developer allowed the preliminary plat to expire in October 2008. The current preliminary plat is identical to the one approved by Council in 2003. Planning Commission, at its meeting of May 10, 2012, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.

The property to be final platted consists of 35.80 acres and 128 single-family residential lots. The preliminary plat consists of a total 112.72 acres. However, 76.92 acres is either floodplain/floodway or not currently proposed for development at this time.

**DISCUSSION:** The 128 residential lots in this addition are expected to generate approximately 1,304 trips per day. The traffic capacities on the surrounding arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. See Attachment A.

Because of the size of the development, the applicant was not required to submit a revised traffic impact study as this addition was studied previously in 2003. The previous analysis looked not only at the full development scenario for the Eagle Cliff South Addition but also included other potential development in the area. The study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE at Cedar Lane and

12th Avenue SE at State Highway 9).

The intersection of 12th Avenue SE and Cedar Lane will require additional lanes and a new traffic signal. The estimated cost of design and construction is \$400,000 of which this applicant will be responsible for 1.60% of the cost (or \$6,396.67) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.

The intersection of 12th Avenue SE and State Highway 9 will require an additional northbound left turn lane. The estimated cost of design and construction is \$50,000 of which this applicant will be responsible for 3.08% of the cost (or \$1,539.14) based on their share of the traffic impacting the intersection. The City of Norman and other development will fund the remaining cost.

**PUBLIC IMPROVEMENTS:** Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections.

Sanitary Sewers. Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. The area that is zoned to R-1 will utilize an existing lift station.

Sidewalks. Sidewalks will be constructed adjacent to Cedar lane Road. Sidewalks will be required for all of the interior streets.

Drainage: Based on the fact this property is located in the lower portion of the basin, Staff recommends that storm water detention should not be required. Instead, staff recommends a fee in lieu of detention to be used later by the City of Norman for storm water improvements in this watershed. Staff is not opposed to the use of an existing pond to convey storm water and to be utilized as a future amenity for the development, but not as a detention facility.

Intersections: A previous traffic study concluded that two intersections will need to be improved once the area is fully developed (12th Avenue SE and Cedar Lane and, 12th Avenue SE and State Highway 9). The estimated cost of design and construction for 12th Avenue SE and Cedar Lane is \$400,000 of which this applicant will be responsible for 1.60% of the cost (or \$6,396.67) based on their share of the PM peak hour traffic impacting the intersection. The estimated cost of design and construction for 12th Avenue SE and State Highway 9 is \$50,000 of which this applicant will be responsible for 3.08% of the cost (or \$1,539.14) based on their share of the PM peak hour traffic impacting the intersection.

Streets. Streets will be constructed in accordance with approved plans and City paving standards.

Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**STAFF RECOMMENDATIONS:** Based on the above information, Staff recommends approval of the preliminary plat for Eagle Cliff South Addition.