

PRELIMINARY PLAT
PP-1415-8

ITEM NO. 12c

ITEM: Consideration of a Preliminary Plat for EAGLE CLIFF ADDITION, SECTION 15.

LOCATION: Generally located at the southwest corner of the intersection of Cedar Lane Road and 12th Avenue S.E.

INFORMATION:

1. Owner. Eagle Cliff, LP.
2. Developer. Eagle Cliff, LP.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. June 11, 1981. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District zoning classification.
2. June 11, 1981. Planning Commission, on a vote of 6-0, approved the preliminary plat for Eagle Cliff Addition.
3. July 7, 1981. City Council adopted Ordinance No. O-8182-62 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
4. October 3, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Eagle Cliff Addition.
5. June 13, 1991. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Eagle Cliff Addition.
6. May 13, 1993. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Eagle Cliff Addition.

Planning Commission Agenda 10-9-14
Preliminary Plat Eagle Cliff Addition, Section 15

7. May 13, 1998. In accordance with the City Code, the approval of the preliminary plat for Eagle Cliff Addition is null and void.
8. October 8, 1998. Planning Commission, on a vote of 6-0-1, recommended to City Council an amendment of the Transportation Plan of the Norman 2020 Plan so as to change designation of that portion of 12th Avenue S.E. between Cedar Lane Road on the north and Post Oak Road on the south from primary arterial to collector.
9. October 8, 1998. Planning Commission, on a vote of 6-0-1, approved the preliminary plat for Eagle Cliff Addition.
10. November 10, 1998. City Council approved Resolution No. R-9899-44 changing the designation of 12th Avenue S.E. between Cedar Road and Post Oak Road from a primary arterial to a collector street.
11. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the revised preliminary plat for Eagle Cliff be approved with alley waiver for the commercial property.
12. October 14, 2003. City Council approved the revised preliminary plat for Eagle Cliff Addition.
13. June 5, 2014. The Norman Board of Parks Commissioners on a vote of 6-0, recommended fee in lieu of park land for Eagle Cliff Addition, Section 15.
14. June 12, 2014. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation.
15. June 12, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in R-2, Two-Family Dwelling District and removed from C-2, General Commercial District.
16. June 12, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Eagle Cliff Addition, Section 15, be approved.
17. July 22, 2014. City Council rejected R-1314-134 amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation.
18. July 22, 2014. Ordinance No. O-1314-55 was not considered by City Council placing this property in the R-2, Two-Family Dwelling District and removing it from C-2, General Commercial District.

Planning Commission Agenda 10-9-14
Preliminary Plat Eagle Cliff Addition, Section 15

19. July 22, 2014. The preliminary plat for Eagle Cliff Addition, Section 15 was not considered by City Council.
20. October 9, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation.
21. October 9, 2014. The applicant has made a request to place this property in R-2, Two-Family Dwelling District and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to 12th Avenue S.E and Cedar Lane Road. Sidewalks will be constructed on each lot prior to occupancy.
5. Streets. Streets will be located and constructed in accordance with approved plans and City paving standards. Cedar Lane Road and 12th Avenue S.E. were constructed to City standards with previous platting.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater runoff will be conveyed to a privately-maintained detention facility. A mandatory Property Owners Association will be required in order to maintain the common open space blocks.
7. Water Mains. There are existing 12-inch water mains adjacent to Cedar Lane Road and 12th Avenue S.E. An interior waterline will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Fifty foot width easements for Cedar Lane Road and 12th Avenue S.E. have been previously donated to the City for roadway, drainage and utilities in connection with the Cedar Lane Road Project.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

Planning Commission Agenda 10-9-14
Preliminary Plat Eagle Cliff Addition, Section 15

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 18 duplex lots on approximately 7.34 acres. As indicated with the traffic information, there will be less impact in the area with residential use than commercial use. With this preliminary plat, the remaining vacant land within the Eagle Cliff Additions will be developed. Staff recommends approval of the preliminary plat for Eagle Cliff Addition, Section 15 subject to approval of Resolution No. R-1415-29 and Ordinance No. O-1415-13.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Eagle Cliff Addition, Section 15 to City Council.

ACTION TAKEN: _____