

PRELIMINARY PLAT

ITEM NO. 8

PP-1516-8

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for EAGLE CLIFF SOUTH ADDITION,

LOCATION: Generally located one-half mile south of Cedar Lane Road and one-quarter mile west of 12th Avenue S.E.

INFORMATION:

1. Owner. Farzaneh Development, LLLP.
2. Developer. Farzaneh Development, LLLP.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1319 placing this property in A-2, Rural Agricultural District.
3. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land for Eagle Cliff South Addition.
4. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council to amend the NORMAN 2020 Land Use and Transportation Plan for Future Urban Service Area to Current Urban Service Area Designation.
5. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that a portion of this property be placed in R-1 and removed from A-2 zoning classification.
6. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.

HISTORY (CON'T)

7. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan to place this property that is sewerable in the current service area district.
8. October 14, 2003. City Council adopted Ordinance No. O-0304-16 placing the majority of this property in the R-1, Single-Family Residential and removing it from A-2, Rural Agricultural District.
9. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.
10. October 14, 2008. Approval of the preliminary plat became null and void.
11. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
12. July 10, 2012. City Council approved the preliminary plat for Eagle Cliff South Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area is being served by an existing lift station.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Based on the property located in the lower basin, staff recommends fee in lieu of detention with any final plat.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The proposed development consists of 4.7 acres and 20 single-family residential lots. The engineer for the developer has requested a variance in the cul-de-sac length for Caracara Drive/Caracara Court. The street was originally designed to cross a large drainage channel with a drainage structure and connect to Eagle Cliff Drive to the west. Since the variance is only for 300 additional feet and the low number of lots being served by the cul-de-sac, staff felt it was better for the variance than the City assume the maintenance of a drainage structure in the future. There are only 30 lots being served by the proposed street and cul-de-sac layout. Staff recommends approval of the variance in the cul-de-sac length for Caracara Drive/Caracara Court and approval of the revised preliminary plat for Eagle Cliff South Addition.

ACTION NEEDED: Recommend approval or disapproval of the variance in the cul-de-sac length for Caracara Drive/Caracara Court and approval or disapproval of the revised preliminary plat for Eagle Cliff South Addition to City Council.

ACTION TAKEN: _____