



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: PP-1920-2**

**File ID:** PP-1920-2

**Type:** Preliminary Plat

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item 29

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 07/18/2019

**File Name:** Eagle Cliff South Preliminary Plat

**Final Action:**

**Title:** CONSIDERATION OF A PRELIMINARY PLAT FOR EAGLE CLIFF SOUTH ADDITION. (LOCATED WEST OF 12TH AVENUE S.E. APPROXIMATELY ¾ MILE SOUTH OF CEDAR LANE ROAD)

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

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

**Agenda Date:** 09/24/2019

**Agenda Number:** 29

**Attachments:** Table, Location Map, Planning Staff Report,  
Transportation Impacts, Preliminary Plat,  
Predevelopment Summary, Protest Map-Letters  
8-5-19, 8-8-19 PC Minutes - Item 4 - Eagle Cliff South

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/08/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	09/24/2019		Pass
<b>Action Text:</b> A motion was made by Lewis, seconded by Boeck, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 9/24/2019. The motion carried by the following vote:							
1	City Council	09/24/2019					

### Text of Legislative File PP-1920-2

Body

**BACKGROUND:** This item is a revised preliminary plat for Eagle Cliff South Addition and is generally located three-fourths mile south of Cedar Lane Road on the west side of 12th Avenue

S.E.

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

Planning Commission, at its meeting of August 8, 2019, recommended amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of the property in the Current Service Area and removing it from the Future Service Area. Planning Commission recommended that a portion of this property be placed in the R-1, Single-Family Dwelling district and removed from A-1, General Agricultural District. In addition, Planning Commission, at its meeting of August 8, 2019, recommended to City Council that the revised preliminary plat for Eagle Cliff South Addition be approved.

The property to be final platted consists of 7.89 acres and 36 single-family residential lots. The revised preliminary plat consists of a total 76.16 acres. However, 68.27 acres is either floodplain/floodway or due to excessive contours not currently proposed for development at this time.

**DISCUSSION:** The 36 residential lots in this addition are expected to generate approximately 406 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.

Because of the size of the development, the applicant was not required to submit a revised traffic impact study for this addition. Instead, the traffic engineer for the applicant submitted, via electronic mail, a table showing the trip generation potential for the 36 residential lots. All roadway widening projects for which traffic impact fees had previously been collected are now complete. Consequently, there are no traffic impact fees associated with these 36 residential lots.

**PUBLIC IMPROVEMENTS:**

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed at each intersection and spacing of 300 -feet between intersections.
2. **Sanitary Sewers.** Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. The proposed current service area will utilize an existing lift station. City Council is scheduled to consider Contract No. K-1920-48 declaring a payback project in which the developer of this property will participate. Eagle Cliff South Addition will gain access to the City's Sanitary Sewer System by a gravity sanitary sewer and utilizing the Eagle Cliff South Lift Station.
3. **Sidewalks.** Sidewalks will be constructed adjacent to 12th Avenue S.E. Sidewalks will be required adjacent to the interior street.

4. **Drainage:** Based on the fact this property is located in the lower portion of the basin, Staff recommends that stormwater detention should not be required. Instead, staff recommends a fee in lieu of detention to be used later by the City of Norman for stormwater improvements in this watershed.
5. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue S.E. will be constructed as a full width collector street.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A 12" water main will be extended adjacent to 12th Avenue S.E.

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