

Applicant	Eagle Cliff Limited Partnership
Location	West side of 12 th Avenue SE approximately ½ mile south of Cedar Lane
Case Number	PD 12-11
Time	6:00-6:30 PM

Attendee	Stakeholder	Address	email	phone
Tom McCaleb	Applicant's engineer	SMC Eng OKC		232-7715
Everett Dale	Neighbor	504 Night Hawk Drive	emdale2@cox.net	213-5762
Dennis and Ann Smith	neighbors	600 Night Hawk Drive	onelali@cox.net	476-7747
Richard Miller	Neighbor	513 Night Hawk Drive		476-7733
Drew Norlin	City staff			366-5459
Susan Atkinson	City staff			366-5392

Application Summary. The applicants completed a preliminary plat of this 35.80-acre parcel, known as Eagle Cliff South Addition, over five years ago. The preliminary plat expired after five years. The applicants are seeking to reinstate a preliminary plat with no changes from the previous. The current zoning is R-1 Single Family Residential. The *Norman 2025 Land Use and Transportation Plan* designation is Low Density Residential.

Applicant's Opportunity. The applicants propose to create 250 single-family lots on this 35.80-acre parcel as the Eagle Cliff South Addition. This is consistent with both current zoning and the *Norman 2025 Land Use Plan* designation.

Neighbors' Concerns

Traffic Impacts.

Neighbors were very concerned about additional traffic being added to 12th Avenue SE from this development. Several commented that traffic on 12th Avenue backs up south of Cedar Lane twice a day, due in large part to drivers trying to avoid the Hwy 77 exit ramp.

Drainage.

Neighbors were also concerned about drainage from the proposed development flowing onto neighboring properties.

Engineer's Answer. He explained that water flowed southwest to the Canadian River, which is away from existing development.

Schedule.

The engineer stated that this project would be moving through the approval process throughout the summer. He anticipated that dirt work would begin in the fall with the completion of Phase I by the summer of 2013.