
ORDINANCE NO. O-1415-13

ITEM NO. 12b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Eaglecliff, L.P.
REQUESTED ACTION	Rezoning to R-2, Two-Family Dwelling District
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: I-1, Light Industrial District East: R-1, Single Family Dwelling District South: RM-6, Medium Density Apartment District West: R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District
LOCATION	West side of 12 th Avenue S.E. and south of Cedar Lane Road (Southwest intersection of E. Cedar Lane Road and 12 th Avenue SE)
SIZE	7.34 acres, more or less
PURPOSE	Duplex development
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Commercial and Industrial East: Single-Family and Oil Well Site South: Multi-Family West: Single-Family

SYNOPSIS: The applicant, Eaglecliff, L.P., is requesting rezoning from C-2, General Commercial District, to R-2, Two-Family Dwelling District for a tract of land generally located at the southwest corner of 12th Avenue SE and East Cedar Lane Road. The site has never developed.

This application was on the June 12, 2014 Planning Commission Agenda. The application moved forward to City Council with a unanimous recommendation for adoption. However, at the July 22, 2014 City Council Meeting, the accompanying NORMAN 2025 Plan Resolution (R-1314-134) was rejected; the Ordinance (O-1314-55) and Preliminary Plat (PP-1314-17) were not

acted upon by City Council. Therefore, this rezoning application is allowed to apply without waiting the one year required for a rezoning request which has been denied by City Council.

ANALYSIS: This site was rezoned from A-2, Rural Agricultural District, to C-2, General Commercial District in 1981. In that same year a preliminary plat was approved; however, the property was never final platted. Revised preliminary plats have been approved six times between 1981 and 2003; however, final plats have never been submitted for this subject tract. The surrounding area, directly to the south, includes a multi-family development consisting of two management companies with approximately 176 units. This multi-family development to the south is not a student based housing complex, i.e., leased by the bed. To the west, east and farther south of this proposal is single-family housing. There are still many lots available for development within those single-family additions. Abutting the property to the north is a commercial development, a convenience store with fuel sales. Directly across East Cedar Lane Road is Astellas Pharma, zoned industrial. Farther to the northeast are two student-based housing developments.

USE As noted above, the site has never been developed. This property was initially planned for commercial development. However, as other areas in the vicinity have developed with commercial uses, the owners' proposal is for development other than commercial.

SITE PLAN The site is to be developed with eighteen lots and thirty-six duplex units. There are three common areas shown on the preliminary plat. One of the common open areas is to accommodate an easement containing a sanitary sewer main running through the middle of the lot, the second common area is for a sidewalk access to East Cedar Lane Road and the existing commercial area to the north of this proposal, and the third common area is for the detention pond on the west side of the proposal.

There are two access points for the development, one from 12th Avenue S.E. and the other from Eagle Cliff Drive. The west access point lines up with Merlin Circle, a five-lot cul-de-sac to the west of Eagle Cliff Drive.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION FINAL COMMENTS – GBC 14-07** Meeting of April 21, 2014

The Greenbelt Commission sends the application forward with the following comments:

1. In the context of the designated high priority trail along Cedar Lane, the Commission recommends that the applicant provide adequate space and landscaping from the curb to the fence to allow for multi-modal friendly sidewalks;
2. Although 12th Avenue is not a high priority trail designation, the Commission, in anticipation of the growth of nearby neighborhoods, recommends the applicant provide the same for this area also.

- **PRE-DEVELOPMENT - PD 14-20** Meeting of August 28, 2014

Application Summary - The applicant is requesting a rezoning from C-2, General Commercial to R-2, Two Family Dwelling, for a two-family dwelling district.

No neighbors were in attendance.

- **NORMAN BOARD OF PARKS:** As stated previously, this property was initially proposed as a commercial development so there were no park fees assessed at the time of the preliminary plat. This application was presented to the Board of Parks on June 5, 2014. At the meeting Parks Commissioners recommended fee-in-lieu of parkland. This development is located approximately 1,000 feet north of the existing Eagle Cliff Park.
- **PUBLIC WORKS:** The development has access to existing utilities. Waterlines with fire hydrants and sanitary sewer mains will be installed. Sidewalks will be constructed adjacent to 12th Avenue S.E. and East Cedar Lane Road. Sidewalks will also be constructed on each lot prior to occupancy of the duplex. East Cedar Lane Road and 12th Avenue S.E. have been previously constructed adjacent to this property. The existing temporary detention pond located on the north side of this property will be relocated to the west side of the development to contain site run-off.

STAFF RECOMMENDATION: This area of south Norman has continued to grow in recent years. Although there have been several residential components developed to the south, east and northeast, there has not been a demand for a large amount of commercial activity to go with that growth. An existing convenience store with fuel services has served this area since 2007/2008 at the northeast corner of this property. There has been some commercial growth to the northeast of this site, along Classen Boulevard. In addition to the existing commercial developments along Classen Boulevard, there is a new commercial development approved at the southeast corner of the intersection of Classen Boulevard and East Cedar Lane Road. The adopted Comprehensive Transportation Plan now designates 12th Avenue SE as a collector street south of East Cedar Lane Road and residential development is more appropriate for this site.

Staff recommends approval of Ordinance No. O-1415-13.