

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**AUGUST 8, 2019**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8<sup>th</sup> day of August, 2019. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Lark Zink  
Nouman Jan  
Neil Robinson  
Chris Lewis  
Sandy Bahan  
Tom Knotts  
Dave Boeck  
Erin Williford  
Steven McDaniel

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Janay Greenlee, Planner II  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer  
Todd McLellan, Development Engineer  
Beth Muckala, Asst. City Attorney  
Bryce Holland, Multimedia Specialist

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Item No. 4a, being:

**R-1920-17 – SHAZ INVESTMENT GROUP REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM FUTURE URBAN SERVICE AREA (FUSA) TO CURRENT URBAN SERVICE AREA (CUSA) FOR 7.89 ACRES OF PROPERTY GENERALLY LOCATED WEST OF 12<sup>TH</sup> AVENUE S.E. AND APPROXIMATELY  $\frac{3}{4}$  MILE SOUTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report

and

Item No. 4b, being:

**O-1920-5 – SHAZ INVESTMENT GROUP REQUESTS REZONING FROM A-1, GENERAL AGRICULTURAL DISTRICT, TO R-1, SINGLE FAMILY DWELLING DISTRICT, FOR 7.89 ACRES OF PROPERTY GENERALLY LOCATED WEST OF 12<sup>TH</sup> AVENUE S.E. AND APPROXIMATELY  $\frac{3}{4}$  MILE SOUTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report

and

Item No. 4c, being:

**PP-1920-2 – CONSIDERATION OF A PRELIMINARY PLAT FOR EAGLE CLIFF SOUTH ADDITION SUBMITTED BY SHAZ INVESTMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR 76.16 ACRES OF PROPERTY GENERALLY LOCATED WEST OF 12<sup>TH</sup> AVENUE S.E. AND APPROXIMATELY  $\frac{3}{4}$  MILE SOUTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Transportation Impacts
4. Preliminary Plat
5. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Janay Greenlee reviewed the staff reports, copies of which are filed with the minutes. Staff supports this request and recommends approval of Resolution No. R-1920-17; the application meets the criteria to approve the Land Use Amendment from Future Urban Service Area to Current Service Area for Low Density Residential Designation. Staff recommends approval of Ordinance No. O-1920-5. The proposed development consists of 7.89 acres and 36 single-family residential lots with the remaining 68.27 acres not part of the single-family development. A comment came up in Pre-Development meeting regarding the stub out street to the west; a developer should not close the door on his or her future development by eliminating the street stub out. The developer will be required to bring back a revised preliminary plat to Planning Commission and City Council to show any future development for the area. Staff recommends approval of the revised preliminary plat for Eagle Cliff South Addition. There was a 2.33% protest within the notification area.

2. Mr. Boeck – Did I see a flood plain map or a river?

Ms. Greenlee – This is out of that area.

Mr. Boeck – It is out of that area? Okay. I thought I saw one of your earlier maps there was something. Could you go back to that? I want to see how it relates.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

**AUDIENCE PARTICIPATION:**

1. Derek Rosendahl, 908 Accipiter Street – I represent the Board of Directors for the Eagle Cliff South Property Owners Association. I have a copy of our concerns. We just want to make sure that these are at least taken into consideration, because we've had a previous section that came in and took out an entire section and then had one owner that turned it all into rentals, so it was 27 homes that were all rentals. We want to just make sure that doesn't occur again. We would like them to remain in the Eagle Cliff HOA to stop that from happening and to follow the rest of the guidelines as well. We also are concerned on the west and southwest side, there's a steep sloping terrain that actually is being built on and then extending into with the proposed street outlet, and we've seen other places with this similar type of steep terrain that were not built properly with the right retaining walls so there's been a lot of bad erosion. We just want to make sure that it's built properly, if it is built, and that the steep terrain is taken into account. You'll see that there is a drainage pond that's being completely cut off, and that currently is owned, I think, by Cobblestone West, and we do not know if they actually have an HOA. They've never actually maintained it. We're just a little worried that will be almost completely cut off and it's a standing body of water and it's got a lot of trees. We just want to make sure that's something that's taken into account. Mainly it's the steep sloping terrain that we worry about a lot with the development itself. Any future development – the road that is proposed is going off directly into an extremely steep slope. So if it's built, we just want to make sure that it is built properly with the right retention walls and everything.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Mr. Boeck – I saw also a topography map. Can we go back to that and look at it?  
Ms. Greenlee – I think you were looking at the plat.
2. Mr. Knotts – What are the contour intervals?  
Chris Anderson, SMC Consulting Engineers – Those are 1' contours. The street comes in – it's in a flat area. Most of the lots are in a flat area. There are some areas on the south and the west where the street curves; we are aware that those lots will require some grading, and probably some retaining walls at the back of those lots.
3. Mr. Boeck – Who would be responsible for those retaining walls or for the proper handling?  
Mr. Anderson – We'll probably put those in as part of the grading.
4. Mr. Jan – There is indeed a 10' drop.  
Mr. Anderson – There is a big drop back there.
5. Mr. Danner – The question was brought up on the detention pond for Cobblestone West, Section 2. There is a 20' right-of-way or a block that has access to that detention pond from the cul-de-sac of Cobblestone West 2. They also have an access point on 12<sup>th</sup> Avenue to get into it. Eagle Cliff was never part of the proposal for Cobblestone, so they have never been a part of being with each other. They have access through their own properties to get to the detention pond. I just wanted to bring that up.
6. Mr. Boeck – So the question, when you have a 10' drop like that, how do you handle runoff and drainage? In the other subdivisions we require detention ponds. I don't see any detention pond being suggested here or anything.  
Mr. Anderson – I met with the City Engineering staff when we were laying this out and it's close enough to the floodplain and the river down there that they just suggested fee-in-lieu of detention on this one. We are picking up the drainage coming out of the other detention pond that Ken just mentioned for Cobblestone West, shown on the plat there with a storm sewer

system. We also have a storm sewer system in our street picking up our drainage, and then we'll discharge to the south, down toward the floodplain.

7. Mr. Boeck – So do those lots at that corner there get filled and then the contours moved out into the floodplain?

Mr. Anderson – I think what we'll probably end up doing there is filling that area and building retaining wall around the back of those lots.

Mr. Boeck – How tall would that retaining wall be? Would kids fall off of that retaining wall?

Mr. Anderson – We haven't done the final grading and final construction plans. At this point it's just preliminary.

Mr. Knotts – But kids will fall off of that.

Mr. Boeck – That's what I'm thinking.

Mr. Lewis – If they were kids like us, they'd just jump off.

Mr. Anderson – The back yards will be fenced so they'd have to work at it.

8. Mr. Jan – I have a question. The gentleman raised this question that some of the houses that were built were put on rent. Do we have the ability to say yea or nay?

Ms. Bahan – No.

*Chris Lewis moved to recommend adoption of Resolution No. R-1920-17, Ordinance No. O-1920-5, and PP-1920-2, the Preliminary Plat for EAGLE CLIFF SOUTH ADDITION, to City Council. Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

NAYES

MEMBERS ABSENT

Lark Zink, Nouman Jan, Neil Robinson, Chris Lewis, Sandy Bahan, Tom Knotts, Dave Boeck, Erin Williford, Steven McDaniel

None

None

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1920-17, Ordinance No. O-1920-5, and PP-1920-2, the Preliminary Plat for EAGLE CLIFF SOUTH ADDITION, to City Council, passed by a vote of 9-0.

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