



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1314-134

File ID: R-1314-134

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item No. 44

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 05/15/2014

File Name: Eagle Cliff 2025 Resolution amending land use plan

Final Action:

Title: RESOLUTION NO. R-1314-134: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO PLACE PART OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND REMOVE THE SAME FROM THE COMMERCIAL DESIGNATION. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CEDAR LANE ROAD AND 12TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1314-134; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto.

ACTION TAKEN: _____

Agenda Date: 07/22/2014

Agenda Number: 44

Attachments: R-1314-134.pdf, 2025 Map, Staff Report, 6-12-14 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/12/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	07/22/2014		Pass
Action Text: A motion was made by Lewis, seconded by Sherrer, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council , due back on 7/22/2014. The motion carried by the following vote:							

Text of Legislative File R-1314-134

Body

SUMMARY OF REQUEST: Eagle Cliff, L.P. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for

approximately 7.34 acres of property generally located at the southwest corner of Cedar Lane Road and 12th Avenue S.E. The applicant is proposing to develop the site for two-family use, duplexes. The site has never been final platted and is undeveloped.

STAFF ANALYSIS: The NORMAN 2025 Plan identifies two criteria that must be examined before a land use designation change is approved.

1. There has been a change in circumstances resulting from development of properties in the general vicinity that suggests that the proposed change will not be contrary to the public interest.

This area has seen a substantial amount of development in recent years. To the south of this development there is one multi-family development with 176 units. To the north, on the east side of 12th Avenue S.E. there are two new student based multi-family developments. Between the two student based multi-family developments there is a combined total of approximately 421 units and 1,304 beds. Several new single-family developments to the west, east and south of this property have been established in recent years as well, with many more single-family lots to be developed.

2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.

As stated above a great deal of growth has occurred in this area in recent years. There is currently a 12th Avenue S.E. and Cedar Lane Road Paving Project underway to help accommodate the increased traffic for this area. The intersection of 12th Avenue S.E. and Cedar Lane Road is another route to Classen Boulevard and is a common path for travelers heading south out of Norman from State Highway 9. With this development, the Traffic Engineer has stated the number of trips generated is well below the traditional threshold for when a traffic study is required. In fact, this development will generate far less traffic than the existing C-2, General Commercial zoning could create.

STAFF RECOMMENDATION: This area of south Norman has grown 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, to the north of this tract, has served this area since 2007/2008. It should also be noted that recent commercial growth has occurred along Classen Boulevard. In addition to the existing commercial along Classen Boulevard, a new commercial proposal was submitted for the southeast corner of the intersection of Classen Boulevard and Cedar Lane Road. The adopted Comprehensive Transportation Plan now designates 12th Avenue S.E. as a collector street south of Cedar Lane Road, adjacent to this tract, making residential development more appropriate for this site. Staff recommends approval of Resolution No. R-1314-134.

Planning Commission, at their meeting of June 12, 2014, unanimously recommended adoption of this resolution by a vote of 9-0.