

PRELIMINARY PLAT
PP-2021-11

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **EAGLE CLIFF WEST ADDITION (A portion of the property was included in the Eagle Cliff South Addition).**

LOCATION: Generally located one-half mile south of Cedar Lane Road between Jenkins Avenue and 12th Avenue S.E.

INFORMATION:

1. Owner. Shaz Investments, L.L.C.
2. Developer. Shaz Investments, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1315 annexing a portion of this property into the Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City Limits.
3. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
4. January 23, 1962. City Council adopted Ordinance No. 1319 placing this property in A-2, Rural Agricultural District.
5. March 13, 1986. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the A-1, General Agricultural District and removed from the A-2, Rural Agricultural District.
6. April 8, 1986. City Council adopted Ordinance No. O-8586-55 placing this property in the A-1, General Agricultural District and removing it from the A-2, Rural Agricultural District.

HISTORY (CON'T)

7. August 7, 2003. The Norman Board of Parks Commissioners, on a vote of 8-0, recommended fee in lieu of park land for Eagle Cliff South Addition.
8. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area Designation for a portion of the property.
9. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that a portion of this property be placed in R-1, Single-Family Dwelling District and removed from A-1, General Agricultural District.
10. August 14, 2003. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
11. October 14, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan to place a portion of this property in the Current Service Area Designation and removing it from the Future Service Area Designation.
12. October 14, 2003. City Council adopted Ordinance No. O-0304-16 placing a portion of this property in the R-1, Single-Family Residential and removing it from A-1, General Agricultural District.
13. October 14, 2003. City Council approved the preliminary plat for Eagle Cliff South Addition.
14. October 14, 2008. Approval of the preliminary plat became null and void.
15. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Eagle Cliff South Addition be approved.
16. July 10, 2012. City Council approved the preliminary plat for Eagle Cliff South Addition.
17. October 8, 2015. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Eagle Cliff South Addition be approved.
18. November 10, 2015. City Council approved the revised preliminary plat for Eagle Cliff South Addition.

HISTORY (CON'T)

19. May 6, 2021. The Norman Board of Parks Commissioners is scheduled to consider the preliminary plat for Eagle Cliff West Addition. Results of that consideration will be presented separately.
20. May 13, 2021. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Current Urban Service Area and removing it from Future Urban Service Area.
19. May 13, 2021. The applicant has made a request to place a portion of this property in the R-1, Single-Family Residential District and removing it from the A-1, General Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy.
5. Storm Sewers. Based on the property located in the lower basin and adjacent to the Canadian River, staff recommends fee in lieu of detention with any final plat. Stormwater will be conveyed to the south within the undeveloped property.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
8. Flood Plain. There is a large amount of flood plain within the ownership. However, there are no proposed residential lots located within the Flood Plain.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, letter of request for a variance in the cul-de-sac length and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The proposed development consists of 151.48 acres and 147 single-family residential lots (41.04 acres) with the remaining 113.06 acres not part of the single-family development declared as flood plain/open space. The engineer for the developer has requested a variance in the length of a cul-de-sac for “F” Street based on the fact of the inability to loop the street due to topography. Staff recommends approval of the request and approval of the preliminary plat for Eagle Cliff West Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Eagle Cliff West Addition to City Council.

ACTION TAKEN: _____