



Legislation Details (With Text)

**File #:** PP-2021-11    **Version:** 1    **Name:** Eagle Cliff West Preliminary Plat  
**Type:** Preliminary Plat    **Status:** Agenda Ready  
**File created:** 4/8/2021    **In control:** City Council  
**On agenda:** 7/13/2021    **Final action:**  
**Title:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR EAGLE CLIFF WEST ADDITION FOR APPROXIMATELY 41.46 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF CEDAR LANE ROAD BETWEEN JENKINS AVENUE AND 12th AVENUE S.E.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. TABLE 1, 2. Location Map, 3. Preliminary Plat, 4. Staff Report, 5. Transportation Impacts, 6. Request for Variance - Length of Cul-de-sac, 7. Pre-Development Summary, 8. 5-13-21 PC Minutes - Shaz Investments -Eagle Cliff West, 9. Revised Preliminary Plat - Eagle Cliff West

Date	Ver.	Action By	Action	Result
5/13/2021	1	Planning Commission	Recommended for Rejection	Fail

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR EAGLE CLIFF WEST ADDITION FOR APPROXIMATELY 41.46 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF CEDAR LANE ROAD BETWEEN JENKINS AVENUE AND 12<sup>th</sup> AVENUE S.E.

**BACKGROUND:** This item is a preliminary plat for Eagle Cliff West Addition (it has been revised /amended since Planning Commission consideration) and is generally located one-half mile south of Cedar Lane Road between Jenkins Avenue and 12<sup>th</sup> Avenue S.E.

The Norman Board of Parks Commissioners, at its meeting of May 6, 2021, recommended fee in lieu of park land dedication.

Planning Commission, at its meeting of May 13, 2021, failed to recommend amending the NORMAN 2025 Land Use and Transportation Plan to place a portion of the property in the Current Service Area and removing it from the Future Service Area. Planning Commission failed to recommend that a portion of this property be placed in the R-1, Single-Family Dwelling district and removed from A-1, General Agricultural District. In addition, Planning Commission, at its meeting of May 13, 2021, failed to recommend to City Council that the preliminary plat for Eagle Cliff West Addition be approved.

The property consists of a total of 151.48 acres. Within the 151.48, will be 140 single-family residential lots (147 single-family residential lots were originally proposed) on 41.46 acres. However, since Planning Commission, the engineer for the developer has proposed detention facilities to control stormwater runoff. As a result, instead of 147 lots the preliminary plat (revised/amended) has reduced the number to 140 lots. There are 110.02 acres that is either floodplain/floodway or due to excessive contours not proposed for development.

**DISCUSSION:** The 140 residential lots in this addition are expected to generate approximately 406 trips per day. The traffic capacities on the surrounding arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

TABLE 1

Because of the size of the development, the applicant was not required to submit a revised traffic impact study for this addition. Instead, the traffic engineer for the applicant submitted, via electronic mail, a table showing the trip generation potential for the 36 residential lots. All roadway widening projects for which traffic impact fees had previously been collected are now complete. Consequently, there are no traffic impact fees associated with these 36 residential lots.

**PUBLIC IMPROVEMENTS:**

Public improvements for this property consist of the following:

1. **Fire Hydrants:** Fire hydrants will be installed at each intersection and spacing of 300-feet between intersections.
2. **Sanitary Sewers:** Eight inch (8") sanitary sewer mains (or larger) are proposed for this development. The proposed current service area will utilize the existing Eagle Cliff South Lift Station. City Council is scheduled to consider Contract No. K-2122-17 declaring a lift station fee for the Eagle Cliff West Addition since service will be from the Eagle Cliff South Lift Station.
3. **Sidewalks:** Sidewalks will be required adjacent to the interior streets.
4. **Drainage:** Since Planning Commission, the owners/engineers have redesigned the preliminary plat to include detention facilities within the proposed residential development to help control stormwater runoff from the site.
5. **Streets:** Streets will be constructed in accordance with approved plans and City paving standards.
6. **Water Mains:** Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

**STAFF RECOMMENDATIONS:** Based on the above information, Staff recommends approval of the preliminary plat (revised/amended) for Eagle Cliff West Addition.