



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/27/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

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.

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 12th 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.

This item was previously scheduled for Council consideration in August 2021 but failed for lack of motion after the proposed related Land Use plan amendment failed. The applicant challenged Council's vote in District Court and the case has been proceeding through the litigation process since that time. After a hearing in February 2023, the District Court judge ruled that Council's denial of the land use plan amendment was arbitrary and capricious, and thus, void as a matter of law. The City was further permanently prohibited and restrained from enforcing the Future Urban Service Area designation under the Norman 2025 plan as it pertains to this property. Additionally, the court also placed the property in the Current Urban Service Area. Council has entertained settlement offers from the property owner's legal representative, but opted to place the items that had previously failed for lack of motion back on Council's agenda for consideration.

The property consists of a total of 151.48 acres. Within the 151.48 acres, 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. With the (revised/amended) preliminary plat there is no longer a need for a variance in the cul-de-sac length for cul-de-sac "F".

DISCUSSION:

The 140 residential lots in this addition are expected to generate approximately 1,455 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.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day) ¹	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY LOS "E"	% LOS 'E' CAPACITY USED (EXISTING)	% LOS 'E' CAPACITY USED (PROJECTED)
12th Avenue S.E.	4	16,033	406	16,439	34,200	46.88	48.07
Cedar Lane Road	4	9,208	100	9,308	34,200	26.92	27.22
S.H. 9	6 ²	40,423	306	40,729	58,000	69.69	70.22

¹ Includes projected traffic from Cobblestone Creek Golf Course, Cobblestone West, Campus Crest, and Eagle Cliff Additions

² Currently a four-lane facility but ODOT has plans to widen S.H. 9 to six lanes

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 140 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 140 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 an existing lift station. City Council is scheduled to consider Contract No. K-2122-17 declaring a payback project in which the developer of this property will participate. Eagle Cliff West Addition will gain

access to the City's Sanitary Sewer System by a gravity sanitary sewer and utilizing 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.