
RESOLUTION NO. R-2021-115

ITEM NO. 10a

STAFF REPORT

ITEM: Shaz Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Future Urban Service Area to Current Urban Service Area for approx. 41.46 acres of property generally located ½ mile south of Cedar Lane Road on the east side of Jenkins Avenue and extending southeast to 12th Avenue S.E.

SUMMARY OF REQUEST: The applicant is proposing a Preliminary Plat for Eagle Cliff West Addition that contains 151.48 acres to develop 147 single-family lots. The companion application is for a rezoning from A-1, General Agricultural District, and A-2, Rural Agricultural District, to R-1, Single-Family Dwelling District. The current NORMAN 2025 Land Use and Transportation Plan designation is Future Urban Service Area for Low Density Residential and the applicant is requesting a change to Current Urban Service Area for Low Density Residential.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. *Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*

This neighborhood has been developing since the early 1980's with the first Eagle Cliff Additions developing along Cedar Lane. Since that time, Eagle Cliff has continued to develop single-family homes with each addition extending to the south. The last approved plat, land use amendment and rezoning for Eagle Cliff Addition was approved by City Council in 2019.

On the east side of 12th Avenue S.E., across the street from this site, several development proposals have been approved by City Council for single-family development as well as a rezoning for a senior living center. The southeast corner of Cedar Lane and 12th Avenue S.E. was approved for commercial land use and rezoned to C-1, Local Commercial District, in 2006.

North of Cedar Lane on 12th Avenue S.E. there have been two multi-family/student housing residential Planned Unit Developments approved by City Council within the last 10 years.

The properties in the general vicinity have been developing over the last 20 years; there are single family and multi-family developments and commercial development in the general vicinity.

This area of Norman is serviced by an existing lift station and the improvements for the lift station were approved by City Council in March 2006. The City of Norman Utilities Department confirmed that the lift station currently has the capacity to serve the proposed new development for an additional 147 single-family lots.

This proposal will not be contrary to the public interest; it is similar in nature to the existing surrounding development and the water, sewer and roads have the capacity to be expanded and extended.

2. *Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*

The request to bring this development into the Current Urban Service Area for Low Density Residential will not result in adverse land use or traffic impacts. The surrounding area is similar in character to this request.

Access for this development will be off existing streets in Eagle Cliff South and the interior streets will connect to existing interior streets.

CONCLUSION: Staff forwards this request for a NORMAN 2025 Land Use and Transportation Plan amendment and Resolution R-2021-115 to Planning Commission for your consideration.