



CITY OF NORMAN, OK STAFF REPORT

Revised
Item 27

MEETING DATE: 10/12/2021

REQUESTER: Lora Hoggatt, Planning Services Manager

PRESENTER: Jane Hudson, Director of Planning and Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2021-115: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTH HALF OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, AND PART OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE FUTURE URBAN SERVICE AREA DESIGNATION AND PLACE THE SAME IN THE CURRENT URBAN SERVICE AREA DESIGNATION. (1/2 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: 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.

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.

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.

Growth Area Boundary Changes- The Growth Area boundaries are approximate, and may be modified slightly as a result of detailed engineering or topographic studies at the time of application for a designation changes. Such minor adjustments are not considered to be formal Plan amendments.

The following criteria shall apply and set requirements for changes in Growth Area Boundaries:

Change from Future Urban Service Area (FUSA) to Current Urban Service Area (CUSA)

- 1. The area proposed for change is contiguous to the Current Urban Service Area and constitutes a logical and cohesive service area expansion; and***
- 2. The request for amendment demonstrates that the subject area has been provided, or will be at the time of development, with complete infrastructure systems. At a minimum, these systems will consist of:***
 - a. Additional sanitary sewer collection and treatment capacity needed to serve the expanded area,***
 - b. Water service with adequate pressure for fire-fighting,***
 - c. Adequate storm drainage to insure that the proposed development will not create downstream drainage problems, and***
 - d. Access to at least one arterial street connecting the subject area to the Current Urban Service Area.***

The removal of this tract from Future Urban Service Area and placing it in the Current Urban Service Area is possible through the use of the existing sanitary sewer Lift Station – the contract for this agreement is also on your agenda tonight. City water is available to serve the proposed development. Access to Cedar Lane and 12th Avenue SE also provides access to State Highway No. 9 as well as Classen Boulevard.

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

At their meeting of May 13, 2021, Planning Commission unanimously voted against a motion to recommend adoption of Resolution No. R-2021-115 to City Council, by a vote of 0-7.