



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-83

File ID: R-1415-83

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 31

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 02/17/2015

File Name: Vintage Creek Land Use Plan Amendment
Resolution

Final Action:

Title: RESOLUTION R-1415-83: 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 SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE FUTURE URBAN SERVICE AREA DESIGNATION AND PLACE THE SAME IN THE CURRENT URBAN SERVICE AREA DESIGNATION. (NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 12TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1415-83; and, if adopted, amend the NORMAN 2025 Land Use and Transportation Plan according thereto

ACTION TAKEN: _____

Agenda Date: 04/28/2015

Agenda Number: 31

Attachments: Text File R-1415-83, R-1415-83, 2025 Map, Staff
Report, 3-12-15 PC Minutes

Project Manager: Jane Hudson, Principal Planner

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/12/2015	Recommended for Adoption at a subsequent City Council Meeting	City Council	04/28/2015		Pass
Action Text: A motion was made by Sherrer, seconded by Lewis, that this Resolution be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/28/2015. The motion carried by the following vote:							

Text of Legislative File R-1415-83

Body

SUMMARY OF REQUEST: The applicant, Aria Development, L.L.C., is requesting a NORMAN 2025 Land

Use Plan amendment from Future Urban Service Area to Current Urban Service Area for approximately 82 acres of property located on the north side of West Tecumseh Road between 12th Avenue NW and North Porter Avenue. The site is already designated as Low Density Residential; this designation will not change for this single-family residential proposal. Currently, the site has one single-family home and associated outbuildings; generally the site is a large rural acreage.

STAFF ANALYSIS: The NORMAN 2025 Land Use and Transportation Plan identifies two criteria that must be examined before a land use change is approved.

1. There has 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.

In recent years this general vicinity has developed with several different single-family centered Planned Unit Developments. In addition to the single-family developments there is a mixed-use proposal within this general vicinity. This mixed-use proposal includes mixed residential neighborhoods, office/commercial and light industrial zones. The large distribution hub for Sysco Oklahoma is located to the southwest of this proposal, across West Tecumseh Road. The area continues to grow with single-family developments similar in nature to this proposal.

2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.

The argument in favor of this proposal is that it comes on the heels of several other similar developments already underway in this general vicinity, developments similar in nature. The growth has occurred at a time or in conjunction with the expansion and improvements of West Tecumseh Road, a major stimulus for the growth in this area. The adjacent land uses are similar in nature making for appropriate neighbors. The Traffic Engineer has approved the access points for the development. In addition to two access points along West Tecumseh Road there is a connection between this proposal and the ongoing Little River Trails Addition to the east. This connection will give residents of both developments the option to utilize North Porter or West Tecumseh Road, depending on which direction the resident chooses to go when leaving the developments. There is also a second interior connection proposed, this connection is to the west. If development expands to the west in the future this connection would allow residents to access 12th Avenue NW. These four access points help eliminate possible congestion points.

The areas designated on the NORMAN 2025 Plan as Future Urban Service Areas were done so with the objective to prevent urban development from moving into areas that do not have the required infrastructure in place for such development. However, as stated, this general vicinity continues to grow and the needed infrastructure to support such development has already been brought to the area, for those other developments, or in such close proximity it is available to support this development.

STAFF RECOMMENDATION: As outlined above this area has changed significantly in recent years. The expansion and improvements to Tecumseh Road have made way for this growth. This use will not adversely impact the area. Staff recommends approval of Resolution No. R-1415-83. Planning Commission, at their meeting of March 12, 2015, recommended adoption of this resolution on a vote of 6-1.