

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 9, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 9th day of October 2014. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Dave Boeck called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pales
Curtis McCarty
Sandy Bahan
Dave Boeck
Jim Gasaway
Tom Knotts
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
David Riesland, Traffic Engineer

* * *

Item No. 11, being: **BUILDERS ROCK CREEK LAND INVESTMENTS, L.P.**

11A. R-1415-28 – BUILDERS ROCK CREEK LAND INVESTMENTS, L.P. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION AND FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

11B. O-1415-12 – BUILDERS ROCK CREEK LAND INVESTMENTS, L.P. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO R-1, SINGLE FAMILY DWELLING DISTRICT, FOR APPROXIMATELY 10.48 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Plat

11C. PP-1415-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BUILDERS ROCK CREEK LAND INVESTMENTS, L.P. (SMC CONSULTING ENGINEERS, P.C.) FOR TRAILWOODS WEST ADDITION, GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Jane Hudson – This is a land use plan amendment. This will also be bringing it from Future Urban Service Area into the Current Urban Service Area, updating it from Industrial land use to Low Density Residential land use. The existing zoning is I-1. They will be requesting R-1 for this area. The existing zoning in the area: to the north you've got a Planned Unit Development, to the east Planned Unit Development, south I-1, Industrial, and to the west we have a combination of I-1 as well as I-2 directly across 12th Avenue. The existing land use in the area, again, is the single-family to the north, east, and down to the south to Rock Creek Road. The industrial designation down there to the south is Forest Lumber facility. There's a combination of commercial, some plumbing companies and such on the west side of 12th Avenue, as well as some industrial uses.

This is a photo of the site. This, once it's complete, will be essentially a connecting point between the Planned Unit Developments to the north as well as to the south for Greenleaf Trails and Trailwoods. This area to the south is essentially a drainage area, and then there's some additional area to the south that will create a buffer, essentially, between the new single-family homes and what is Forest Lumber down there to the south. This picture was taken on the south side of that detention area and then there's this open area and then there's the Forest Lumber site as well. This, again, is the open area and that detention area is there on the left side of the screen. This is the site itself looking back to the south; from 12th Avenue; and this is the I-2 zoning district that's directly across 12th Avenue. Due to the existing development in the area, as I stated, there's the single-family to the north and to the south, staff does not have a problem supporting this request. The Parks Board voted 7-0 recommending fee-in-lieu of land at their meeting last week. Staff does support the request, recommends approval of Resolution No. R-

1415-28, Ordinance No. O-1415-12, and the preliminary plat PP-1415-7. Be happy to answer any questions you might have. The applicant's representative is here with a presentation as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Avenue, representing the applicant – This is a Richard McKown creation. He's here tonight. I'm going to ask him to come up in just a minute and give you his reflections on this as well. Very straightforward project really. You see this large section – one mile section area you can see right in front of you is quickly moving to be almost entirely residential. This is just one other piece of that – about 10 acres, 42 lots. It is basically a connection next to Trailwoods. This is the existing Trailwoods Addition right here moving north. This is Greenleaf Trails moving south, and eventually these two connect and there's an extensive trails system that goes up through these two projects. Here's an actual site. You see right there, as Ms. Hudson showed you, with the detention area below it, and you can see this is farther along than the photo shows, because this is an older aerial, but the street will connect right over into the street network of the existing Trailwoods Addition.

There's the particular site plan. You see all the lots spanning around here. There's only about four lots off of 12th Avenue; the bulk of it is over here next to the Trailwoods Addition with the little cul-de-sac down here next to the greenbelt space. Forty-two lots; 10.48 acres; only about 4 units per acre. That really is a low density when you start looking at it.

This one, too, had very high praise from Greenbelt Commission – two in one night – that is pretty significant. We don't have that very often and we appreciate that very much from the Greenbelt Commission. But they went on to four different points they made in their report as to how much they appreciated this applicant – commended the applicant for making a connection with the housing and urban parkland to the east, and allowing access to the detention basin through the cul-de-sac – you see that right down here. It would have been very easy for a developer to simply surround that cul-de-sac with lots they would sell to everyone else and keep access away from the group into the detention area – they did not here. Very consciously they took the cul-de-sac right down to the detention area, which then presents a nicer view and aesthetic and connection for people to walk to. And extending the trails into the Greenways Master Plan north to the Little River area. As I mentioned, this will eventually connect all the way up to the Little River as it goes up through Greenleaf Trails and there's a Little River Addition that was also preliminary platted north of that. So really extensive, creative design by Richard McKown on this project. No protests. Nobody appeared at Pre-Development. Very high praise from Greenbelt Commission, and Parks Board voted fee-in-lieu of. I do want Richard to come up and talk just a little bit about it, because he's so eloquent in doing so. So if you will?

2. Richard McKown, 4409 Cannon Drive – Glad to be here this evening. Thank you for taking a look at this. It's fun to look back at Trailwoods. It's one of my favorite communities I've ever worked on. It's the very drawing I had under my arm when I was recruiting Dr. Reed Coffman to come help me learn to develop rain gardens and a whole lot of the technology we're working with today with SMC Consulting to help be able to really improve storm water quality. Trailwoods is where the EPA research project is taking place. What we're really here to talk about tonight is this little parcel of land and why we want to add it onto Trailwoods. As I was watching Jane's presentation, I actually was thinking about the history of the land acquisition. We didn't own the 160 acres to the north of us when we first put Trailwoods together. And this funny line that defines the east boundary of this was the ridge and everything would gravity sewer back toward the east; there was a new interceptor going in. But we had no guarantee that gravity sewer would ever be available anything to the west of that ridge. The other thing from the inheritance of our legacy of being a Land Run state and everything being chopped up into quarter sections, then forties and tens and so on – all of that land acquisition really ignores the natural features. My wife is from the State of Missouri. She grew up in north central Missouri. There's not a straight road in that whole part of the country. They didn't get their state chopped up by the Corps of Engineers. They actually built the roads on the ridge and they crossed the creeks very few times. And, as a result, they do very little damage to their natural resource

corridors – their habitat corridors are largely intact because they didn't have the aid of the grid to sort of break all that up the way we've done that very successfully here for well over 100 years. So, anyway, we had the opportunity, now that we control the Greenleaf Trails to the north, to bring sewer to this little parcel, to follow the natural creek system, and basically to tie the two neighborhoods together in a very meaningful way and not end up seeing something that has to go back in and just obliterate that whole natural strange diagonal, which isn't really very useful for industrial development. So, with that said, we wanted to take the opportunity to basically add a little to the neighborhood, add another point of access to allow people to get out to the north, and also to lock all of this natural condition into place permanently. So here we are with a little addition to the project.

3. Ms. Pailles – No rain gardens in this part?

Mr. McKown – Rain gardens aren't going to be necessarily something that this parcel needs. Each time we look at storm water filtration, how we go about dealing with this detention pond and what kinds of systems it needs at the time we do our final platting. We may end up having things come through a flume, doing a rain garden to the side of that. The rain gardens that are in the front of the 17 lots in Trailwoods 5 – probably we're another 5 to 10 years away from that becoming a standard practice. And I think Shawn O'Leary would be really happy that that not become the standard practice. The way we do rain gardens over in Carrington is probably more manageable and easier to deal with. But, in many respects, these big detention systems also do a tremendous amount for storm water filtration with their riparian zones. We'll end up working out all of those details primarily at that cul-de-sac right there at the south end – make sure whatever water is being discharged on the site is as healthy as it possibly can be.

Ms. Pailles – Is there something to filter the water coming off the cul-de-sac before it goes into the detention pond, since it will be oily?

Mr. McKown – It depends on how we end doing the detention pond. By the time we get over there, four or five years from now, looking at the health of the trees, looking at what we might want to do in terms of additional walking trails. We've got a couple of areas where we left that entire natural condition, like in our Red Canyon Ranch community. We've essentially created a dry detention pond that you've got a grove of trees standing in it. A tree can process, depending on the species, 50 gallons of water a day. So it could end up that, as we get into that level of final design, that we just work with what's there and let it work its magic. We also, over in our Montecito Ranch community, allowed the trees to exist in the natural creek bed. In fact, it's the preferable solution over our rain garden solutions – much more efficient if we can utilize what Mother Nature has given us to work with. That's kind of the whole spirit of this little addition, was to preserve what's emerging right now in that detention pond.

Ms. Pailles – There's a lot of places in town where that sort of situation kind of exists, either next to a creek or next to a detention pond, and the runoff is oily. Sometimes it runs sort of over an open space with weeds, which actually kind of works, and sometimes it just goes straight into the creek and you can see the oil on the rocks in the creek. So I was just curious if maybe there was a flume or a swale or something there to kind of soak up the oil.

Mr. McKown – Once we get to that level of final design, there will be some methodology to remove those non-point-source pollutants before they go into the pond. They're our number one source of complaints from our homeowners if we have a dirty pond.

4. Mr. Boeck – Having actually been part of that study with Reed Coffman in the original neighborhood and we got to, in some studio classes, design some playgrounds around some of the areas on the side because the subdivision was broken up into standard storm water removal and detention and then the new swale stuff, and I haven't heard the studies. I know they're looking at the outpouring for the last two or three years now they've been taking data. I applaud the fact that it's happening; that Richard is one of the few developers that actually spends a lot of time thinking about detention and runoff and purifying storm water runoff before it gets into our creeks and stuff like that. Thank you.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1415-28, Ordinance No. O-1415-12 and PP-1415-7, the Preliminary Plat for TRAILWOODS WEST ADDITION, to City Council. Andy Sherrer seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Andy Sherrer, Roberta Pailes, Curtis McCarty, Sandy Bahan, Dave Boeck, Jim Gasaway, Tom Knotts, Chris Lewis, Cindy Gordon
NAYES	None
ABSENT	None

Ms. Tromble announced that the motion to recommend adoption of Resolution No. R-1415-28, Ordinance No. O-1415-12 and PP-1415-7 to City Council, passed by a vote of 9-0.

* * *