

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 12, 2015

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of March 2015. 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.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Erin Williford
Sandy Bahan
Jim Gasaway
Dave Boeck
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

Roberta Pailes
Tom Knotts

A quorum was present.

STAFF MEMBERS PRESENT

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

* * *

Item No. 8a, being:

R-1415-83 – VINTAGE CREEK, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA AND FROM FLOODPLAIN DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 12TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

Item No. 8b, being:

O-1415-8 – VINTAGE CREEK, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 83 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 12TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-D

Item No. 8c, being:

PP-1415-16 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY VINTAGE CREEK, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR VINTAGE CREEK ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF WEST TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 12TH AVENUE N.W.

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 – On the Resolution 1415-83, in the agenda it stated that we would be changing Floodplain Designation to Low Density Residential Designation; that is no longer needed. The floodplain is essentially staying the same in the area so that is off the agenda. The application for Vintage Creek subdivision is designated here as the subject tract. There is approximately 83 acres with 185 single-family lots and approximately 25 acres of open space. The existing NORMAN 2025 land use designation in this area consists of – you can see it's hatched, and that's the Future Urban Service Area designation and they're bringing it forward for Current Urban Service Area. The underlying land use designation is Low Density Residential; that will not be changing. The area to the west and east of this proposal is, again, the Low Density Residential Designation with the Future Urban Service Area. To the east they also have the Low Density Residential Designation and that is for Little River Trails Addition. South of Tecumseh, again, we have Low Density Residential Designation with an Industrial Designation as well. If approved, this would take on the Current Urban Service Area designation.

The existing zoning in the area consists of A-2; this tract is currently zoned A-2. It will be approved over to a PUD. You have a Planned Unit Development to the east, again Little River Trails. And to the south you have Greenleaf Trails, Springs at Greenleaf, which is also a Planned Unit Development, and then also the Industrial designation there on Charleston Road.

The existing land use in the area is mainly single family. You do, again, have some industrial use there on the south side of Tecumseh with some office use mixed in there as well.

This is the aerial with the subject tract outlined there. You can see over to the east is the Little River Trails Addition which will eventually connect to the east side of this proposal.

This is the site itself. This is looking west. This is looking back to the east. You can see the church in the distance. That church actually fronts Porter, but there is a single-family tract of land between this one and that church. This is looking east on Tecumseh. This is Springs at Greenleaf on the south side of Tecumseh. Looking back west, that's Greenleaf Trails there on the south side, with Sysco in the distance. This is a portion of the open space area/detention area that I believe Tom will touch on in his presentation. This will also continue underneath Tecumseh, which connects to the existing open space between Greenleaf and Springs at Greenleaf.

This is the PUD. North is up on this and Tecumseh is down on the south. As you can see, there's two access points there from Tecumseh. There is a proposed connection to the east, which would go to Little River Trails. And then there is also a connection that will be on the west side for any future development that might come in. There is not a vehicle connection between these two pieces, but there will be pedestrian access through the trails.

Staff does support these applications. They do recommend approval of Resolution No. R-1415-83, Ordinance No. O-1415-8, and the preliminary plat PP-1415-16. Staff received no protests for this application. I'd be happy to answer any questions you might have. The applicant's representative is here with a short presentation for you as well.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, representing the applicant – This kind of gives you an aerial of what you've seen before. That's the site. And the Little River Addition to the east is right there. You can see construction is underway. Section 1 has been done – completed and recorded. On the south is Greenleaf Trails which is going very well. And this is the Springs at Greenleaf; this area is now finished and is built ready for houses – some construction.

Superimposing the plat on the same drawing, you can see how the interconnections and this water that Jane was describing there. It goes that direction toward Little River. Little River Trails is right here. This addition is built and has been doing very well. This is one that is under construction right now. Section 3 will probably be this one right here, which will connect over to this tract that we're talking about tonight.

Again, this tract of land has a Legacy Trail component. Legacy Trail was initiated and it comes from this direction on Greenleaf and it comes up here and we will connect it, and that's the green line. It will come down to here and come back over here. The dashed line is the projected same trail that would come from Little River Addition. That dashed line is projected Legacy Trail that's continuous from this addition over here in this direction and this is going to continue from Greenleaf Trails, which is on the south side and goes north this direction.

As Jane said, we've got a lot of open space in this PUD. All that green and blue is the open space. Huge percentage for the whole tract of land.

This has been to the Greenbelt Commission. And in that meeting they were very accommodating. They were very appreciative of the design. They alluded to the fact that we had good connective roads. The hydrology was great. Staff is working with us to do some little bit different hydrology, so they were supporting that effort as well. The trail systems they alluded to and, as I said, staff is helping us with creative drainage solutions.

The tract has also been to the Floodplain Committee. Initially we had some floodplain fill; we do not anymore. So the only place we're having a floodplain is right here where we've got a road crossing that little piece right there. Monday the Floodplain Commission approved it unanimously, again with accolades.

This is kind of showing you the area – when we turned the plat in, we had some changes we made significantly. And initially we had this area platted. We were going to take this piece of land and fill it. It's an area we call a CLOMR-B, which initially staff thought this would be a good idea. But recently the idea is not to do that. So we amended it with this plat. And you see we have no lots with no fill. The area back there – you see the little asterisks – that part of the lot is back yard with no build on them. They're part of the back yards so we don't have an area of no-man's land behind the house.

Again, all this is allowed by the floodplain use permit. There is a road crossing; that's allowed. Staff is recommending approval. We have no protests. It's been applauded, and I request your support. I would be glad to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Resolution No. R-1415-83, Ordinance No. O-1415-8, and PP-1415-16, the Preliminary Plat for VINTAGE CREEK ADDITION, A Planned Unit Development, to the City Council. Chris Lewis seconded the motion.

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

YEAS	Andy Sherrer, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway, Chris Lewis
NAYES	Cindy Gordon
MEMBERS ABSENT	Roberta Pailes, Tom Knotts

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1415-83, Ordinance No. O-1415-8, and PP-1415-16 to the City Council, passed by a vote of 6-1.

* * *