



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: O-1415-8**

**File ID:** O-1415-8

**Type:** Zoning Ordinance

**Status:** Non-Consent Items

**Version:** 1

**Reference:** 32

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 02/17/2015

**File Name:** Vintage Creek Rezoning

**Final Action:**

**Title:** CONSIDERATION OF ORDINANCE O-1415-8 UPON SECOND AND FINAL READING:  
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,  
AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN  
SO AS TO REMOVE PART OF SECTION SEVEN (7) OF TOWNSHIP NINE (9) NORTH,  
RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND  
COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND  
PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND  
PROVIDING FOR THE SEVERABILITY THEREOF. (NORTH SIDE OF WEST  
TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 12TH AVENUE N.W.)

**Notes:** ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-8 upon Second Reading section by section.

ACTION TAKEN: \_\_\_\_\_

ACTION NEEDED: Motion to adopt or reject Ordinance O-1415-8 upon Final Reading as whole.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 04/28/2015

**Agenda Number:** 32

**Attachments:** Text File O-1415-8, O-1415-8, Location Map, Staff  
Report, PUD Narrative, 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	04/14/2015		Pass

**Action Text:** A motion was made by Sherrer, seconded by Lewis, that this Zoning Ordinance be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 4/14/2015. The motion carried by the following vote:

1	City Council	04/14/2015	Introduced and adopted on First Reading by title only	Pass
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**Action Text:** That this Zoning Ordinance be Introduced and adopted on First Reading by title only. by consent roll call

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## Text of Legislative File O-1415-8

Body

**SYNOPSIS:** The applicant submitted an application to rezone approximately 82 acres of property located east of 12th Avenue NW, west of North Porter Avenue, along the north side of West Tecumseh Road. This site is across West Tecumseh Road from several existing single-family developments. The property was zoned A-2, rural Agricultural District with Ordinance No. O-1339 in January of 1962.

**ANALYSIS:** This includes a proposal for amendment to the NORMAN 2025 Plan from Future Urban Service Area to Current Urban Service Area, as discussed in the associated application for this site.

This general area of northwest Norman continues to grow. Areas surrounding this proposal are developing out rapidly; staff has reviewed and City Council has approved these neighboring developments. To the east is the single-family development Little River Trails Addition. To the south, across West Tecumseh Road, is Green Leaf Trails Addition. Directly adjacent to Green Leaf Trails Addition, to the east, is Tecumseh Ridge Addition and south of Green Leaf Trails Addition is Trailwoods Addition. The majority of these surrounding developments are zoned as single-family Planned Unit Developments, PUDs, or single-family, R-1 zoned districts. To the west, across 12th Avenue NW, is also a PUD, however, this PUD is a Mixed Use Development consisting of high and low density residential uses as well as office, commercial and light industrial uses.

The particulars of this PUD include:

**USE:** The proposal is for 185 single-family lots on approximately 82 acres with large open space and trail areas incorporated into the design.

**OPEN SPACE:** The site will contain large open space areas located to the north and down the middle of the PUD. The total open space area is approximately 31% or approximately 25 acres of the total 82 acres of the site.

**PHASES:** The project may be developed in phases. There are six phases proposed for this development, see Phasing Plan, Exhibit D, attached to the PUD Narrative. Phase 1 is directly adjacent to Tecumseh Road, near the front of the development. Market demands will determine phasing for the development.

**SITE PLAN AND ACCESS:** The site plan submitted for the proposal details two access points on the north side of West Tecumseh Road. There is one access point from West Tecumseh Road into each of the two areas of this development which is divided by an open space/detention area. There is one access from the interior connecting to the existing development to the east, Little River Trails Addition, and one access from the interior proposed to the west for possible development in the future. There is a large common open space area located on the north boundary; this area is proposed to be private park area for the subdivision and is flood plain area of Little River.

### **OTHER AGENCY COMMENTS:**

#### **GREENBELT COMMISSION - GBC NO. 14-29 -**

#### **Meeting December 15, 2014**

The Greenbelt Commission reviewed the statement and forwards with the following comments:

*The Commission would like to acknowledge the following positive items.*

*The streets are designed to connect with the East and West developments.*

*The hydrology plan to restore the stream is very positive and progressive.*

*The inclusion of a trail system which will connect to the Little River and the Green Leaf development.*

*The street design allows for pleasant living spaces and vistas.*

*The Commission would also like to applaud the developers and City Staff for working together to find creative solutions and for Public Works Staff being willing to go along with the plan.*

**PRE-DEVELOPMENT MEETING - PD NO. 14-36 - Meeting December 18, 2014**

There were no neighbors in attendance for this meeting.

**BOARD OF PARKS:** The Norman Board of Park Commissioners voted 8-0 to accept a Private Park decision for Vintage Creek. This will include their construction of the Legacy Trail, dedication of a pedestrian easement on top of the trail, and the City's perpetual maintenance of said trail, once constructed (the HOA will maintain the open space/private park beyond the trail width).

**PUBLIC WORKS/ENGINEERING & UTILITIES:** The applicant has submitted everything needed to adequately meet the platting requirements for the entire acreage. The platting process will bring City water into the site for private use and fire protection. Platting will also bring in the required sanitary sewer. There is an existing sidewalk adjacent to West Tecumseh Road. Public sidewalks will be provided along all interior streets and constructed to City of Norman standards. There is a portion of area designated under the Water Quality Protection Zone (WQPZ) located within this development; the Property Owner's Association will maintain the WQPZ. The proposal has been reviewed and approved by the Traffic Engineer.

**STAFF RECOMMENDATION:** In recent years there have been several other residential developments and a mixed-use development approved in this general vicinity. This area is well suited for the proposed residential development. Staff recommends approval of Ordinance No. O-1415-8. Planning Commission, at their meeting of March 12, 2015, recommended adoption of this ordinance on a vote of 6-1.