
ORDINANCE NO. O-1920-28

ITEM NO. 3a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
REQUESTED ACTION	Rezoning to PL, Park Land
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: I-35 and C-2, General Commercial District South: PUD, Planned Unit Development and A-2, Rural Agricultural District West: C-1, Local Commercial District and R-1, Single Family Dwelling District
LOCATION	SE corner of 36 th Avenue N.W. and Franklin Road
SIZE	147.47 acres, more or less
PURPOSE	City of Norman – Ruby Grant Park
EXISTING LAND USE	Park
SURROUNDING LAND USE	North: Vacant, Oil and Gas Pump, Agricultural land and single family homes East: I-35 Frontage Road and I-35 South: School, Car Dealership and Vacant West: Single Family Homes and Church
LAND USE PLAN DESIGNATION	Community Park

SYNOPSIS The City of Norman is requesting to rezone from A-2, Rural Agricultural District to PL, Park Land to develop Ruby Grant Park.

ANALYSIS: This site has been planned for a large regional Norman Park in northwest Norman for many years. The land was purchased from the OU Foundation in 2006 and the Master Plan

for the park was completed and adopted by City Council in 2008. Funds are now available to develop the park as part of Norman Forward; platting and rezoning is required to bring the parcel into compliance.

ALTERNATIVES/ISSUES:

- **IMPACTS** This interactive park will be an amenity to Norman; there are no other large regional parks located in northwest Norman. There are three separate access sites into the park with amenities; access off of Interstate Drive on the east side of the park will have a parking lot with a dog park, access off 36th Avenue N.W. will have a small pavilion and playground area and access off Franklin Road will have a pavilion and athletic practice fields. Each of these parking areas will have trail heads that will guide visitors throughout the park trails. There is a Water Quality Protection Zone (WQPZ) that protects the riparian buffer throughout the park and trails will be incorporated with this natural amenity. There will be a variety of trail types that will be integrated into the parks natural topography as well as cross county trails and a disc golf course. The park has been an undisturbed natural forest for many years; the old growth trees and vegetation will remain primarily undisturbed and an amenity to the planned natural trails through this forest.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD19-31** **November 21, 2019**
The neighbor's main concerns and applicant responses are as follows:
 - Will this be constructed in phases? – Applicant said it will all be done at one time with one contract. It is planned to be completed in 16 months.
 - There is a lot of traffic on 36th Avenue NW. Will this make it worse? – Applicant explained there are plans to widen 36th Ave NW. The park is slightly ahead of the street widening project on the City's schedule but they will be completed close to each other.
- **GREENBELT COMMISSION GES19-22** **November 18, 2019**
Staff reviewed the City Greenways Master Plan and this request provides extensive trails throughout Ruby Grant Park; it completes the connection for the North Norman Tecumseh Trail. There are no additional opportunities for a trail system within this property and staff places this item on consent docket for the November 18, 2019 Greenbelt Commission Meeting for a Finding of No Additional Greenbelt Opportunity.

James Briggs addressed the Commission about this project. 147 acres to be platted into Parkland, and will provide connectivity to Scissortail trail. WQPZ will be maintained.

The Commission congratulates the City of Norman for making this incredible park that serves as a node for the Tecumseh and 36th trails, and in the future they envision this as being a trailhead because it is a critical piece of the trail system.

Motion by Samantha Luttrell to forward item 19-22 with no comment; **Second** by Cody Franklin. All approve.

- **PUBLIC WORKS**

A preliminary plat has been submitted and the site will be served by City of Norman utilities. There is a utility easement with a sewer line that runs through the park. There is WQPZ and Flood Plain on the northern section of the property and WQPZ on the southern section; the riparian corridors are protected and trails will follow these corridors. There is no development proposed in the Flood Plain.

Sidewalks will be constructed adjacent to 36th Avenue N.W. and Franklin Road; construction of sidewalks will be delayed until the 36th Ave. paving project is completed and Franklin Rd. sidewalks will be delayed until there is funding and a paving and sidewalk project is created.

- **TRAFFIC**

The City of Norman Traffic Division Development Review Form Traffic Impacts recommends approval and with the proposed widening of 36th Avenue N.W. no additional off-site improvements are anticipated.

RECOMMENDATION Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-28.