
ORDINANCE NO. O-1415-8

ITEM NO. 8b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Vintage Creek, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District and RE, Residential Estates East: A-2, Rural Agricultural District and PUD, Planned Unit Development South: I-1, Light Industrial District and PUD, Planned Unit Development West: A-2, Rural Agricultural District
LOCATION	North side of West Tecumseh Road approximately ½ mile east of 12 th Avenue N.W.
SIZE	82 acres more or less
PURPOSE	Single-Family Homes
EXISTING LAND USE	Single-family home and acreage
SURROUNDING LAND USE	North: Residential East: Residential South: Residential and Business West: Residential

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 an existing single-family development, Greenleaf Trails a Planned Unit Development. 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 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 a large open space area located down the middle of the PUD. The open space 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 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 second 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, which 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 vicinity. This area is well suited for the proposed residential development. Staff recommends approval of Ordinance No. O-1415-8.