



Legislation Details (With Text)

File #: O-1920-28 **Version:** 1 **Name:** Ruby Grant Park Rezoning to PL
Type: Zoning Ordinance **Status:** Passed
File created: 11/19/2019 **In control:** City Council
On agenda: 1/28/2020 **Final action:** 1/28/2020
Title: CONSIDERATION OF ORDINANCE O-1920-28 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 THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF 36TH AVENUE N.W. AND FRANKLIN ROAD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ruby Grant Park Rezone Prelim Slides, 2. City Council Staff Report, 3. O-1920-28, 4. Location Map, 5. Staff Report - Ruby Grant Park, 6. Ruby Grant Site Plans, 7. Pre-Development Summary, 8. 12-12-19 PC Minutes - Item 3 - Ruby Grant Park

Date	Ver.	Action By	Action	Result
1/28/2020	1	City Council		
1/28/2020	1	City Council		
1/14/2020	1	City Council		
12/12/2019	1	Planning Commission		

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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

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.

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 O-1920-28. At their December 12, 2019 meeting, the Planning Commission unanimously recommended adoption of Ordinance O-1920-28, on a vote of 8-0.