RURAL AREAS

CHARACTERISTICS & INTENT

The area of Norman east of the 2045 Reserve is dominated by Lake Thunderbird, publicly owned land, and large agricultural/grazing land tracts. There are also historic farmsteads and pockets of large-lot residential subdivisions with pastoral views and a high degree of building separation. Commercial activity is primarily located at arterial intersections. Most of the area follows vestige section line streets, with smaller, private roadways serving residential uses. High intensity development is not present in this area. Recreational amenities offered by Lake Thunderbird are the largest economic attraction of the area.

Future growth and development in Norman should continue to remain to the west of the 2045 Reserve area and therefore, land use patterns in this Character Area are likely to remain unchanged in the next twenty years.

GOALS

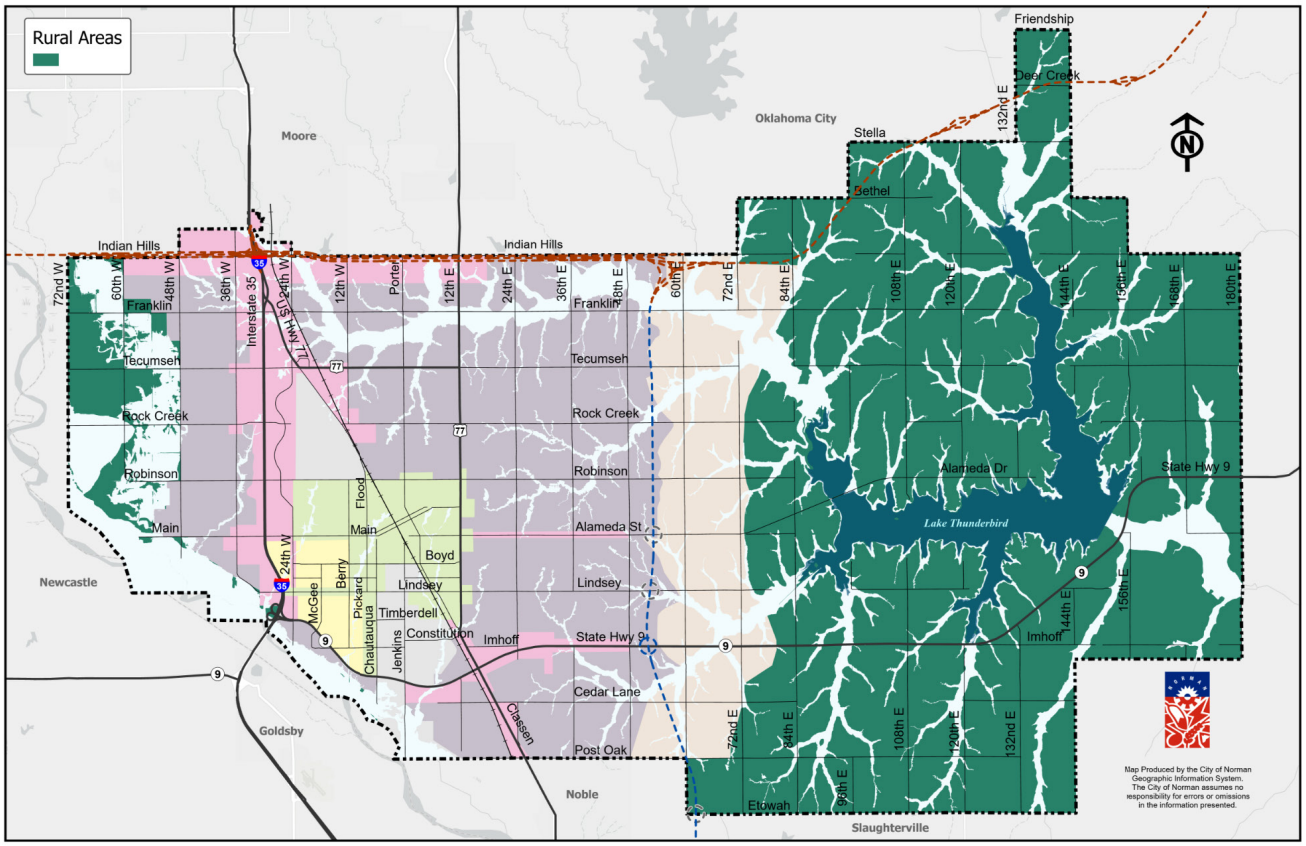
- Protect agricultural uses and maintain Rural Character.
- Anticipate and plan for impacts of potential turnpike and interchanges on development.

OPPORTUNITIES

- Large, unplatted lots offer agricultural uses.
- Natural and wild areas for wildlife habitat protection.

CHALLENGES

- Limited access to infrastructure connections.
- Heavy influence on the Lake Thunderbird watershed.

POLICIES

- Continue Water Quality Protection Zone (WQPZ) policies and regulations.
  - *Expand any of these areas within the City's most recently adopted Stormwater Master Plan.*
- New development should not be permitted within the floodplain, except for appropriate recreational and conservatory uses.
- New development should not exceed the intensity of existing development patterns on abutting properties.
- Development, including recreation amenities and services related to the Lake, may be allowed:
  - *A stormwater management plan that includes Best Management Practices is established and realistically implemented.*
  - *Drainageways are preserved with easements and proper buffering.*
  - *When possible, safe, convenient connections to the trail system are included.*