

2045 RESERVE AREAS

CHARACTERISTICS & INTENT

The 2045 Reserve is an area of deep concern for the community of Norman. The area is currently sparsely developed, with large-lot residential uses and agricultural/grazing lands. 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.

New development in this area should be done with sensitivity and only when City services are available to adequately serve future use.

GOALS

- Conservation of natural resources including wildlife habitat, surface water, and ground water.
- Ensuring intermediate development does not hinder the ability of City utilities to adequately serve future development.
- Change in land use should not increase pollutants or sediments into the Lake Thunderbird watershed.

OPPORTUNITIES

- Future connections to infrastructure.
- Natural and wild areas for wildlife habitat protection, aquifer recharge, upland forests, and riparian areas.

CHALLENGES

- Limited access to existing infrastructure.
- Heavy influence on the runoff water quality of the Lake Thunderbird watershed.

POLICIES

As water and sewer services within the Suburban Neighborhood Character Area reach capacity, development in this area may be permitted such that:

- It is contiguous with existing development. In order to be considered contiguous a development must:
 - *Be in close proximity to existing or platted development (adjoining land that touches the subject property at a common corner or property line),*
 - *Connect to or use existing or planned sewers, streets, and other utilities,*
 - *Not require the construction or extension of unplanned public improvements, and*
 - *Not result in the creation of unplatted parcels between new and existing development.*
- Further, development must:
 - *Clearly define and designate stormwater practices that protect water quality and are in line with the most recently adopted Stormwater Plan.*
 - *Include trail corridors and safe, convenient access to adjoining trails.*

