



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/19/2023
REQUESTER: DAR, LLC
PRESENTER: LORA HOGGATT, PLANNING SERVICES MANAGER
ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING GBC 23-23, DAR - MONTE VISTA.

GENERAL INFORMATION

APPLICANT	DAR, L.L.C.
LOCATION	Southwest corner of 24 th Avenue NE and East Tecumseh Road
PROPOSAL	Single-family residential neighborhood
NORMAN 2025 LAND USE	Current: Very Low Density Residential Proposed: Low Density Residential
LAND USE	Current: Vacant Proposed: Single Family Homes North: Single Family Homes & Agricultural West: Single Family Homes South: Vacant/Agricultural East: Single Family Homes & Agricultural
ZONING	Current: A-2, Rural Agricultural District Proposed: PUD, Planned Unit Development North: A-2, Rural Agricultural District West: PUD, Planned Unit Development South: A-2, Rural Agricultural District East: A-2, Rural Agricultural District

SYNOPSIS: The applicant is proposing to develop this 80-acre site into a single-family, large lot development. The site is planned to be developed into 91 half-acre lots. The site is planned for approximately 13-acres of open space.

ANALYSIS: This site is planned as a large-lot development. Typically, large-lot developments are patterned after the RE, Residential Estates Dwelling District, and sidewalks are not required. However, as presented, the applicant is proposing internal sidewalks for the development, mimicking what was completed at the Montoro Ridge Addition, located at the southwest corner of 12th Avenue NE and East Tecumseh Road.

Both East Tecumseh Road and 24th Avenue NE are designated as Minor Urban Arterials on the Comprehensive Transportation Plan. With these street designations, the right-of-way will contain a five-foot sidewalk. Depending on what the applicant submits at the Final Plat stage, the sidewalks along East Tecumseh Road and 24th Avenue NE could be installed/constructed with the development or the applicant could request deferral that would include deferral of sidewalks and street improvements. Due to no other development improvements in the area, it is realistic the applicant will request this deferral until such time future development comes to the area.

The Priority Greenbelt Trail system, Resolution R-1617-32, details two priority trails; one along East Tecumseh Road, *North Norman Tecumseh Trail*, and one along 24th Avenue NE, *East Norman Trails*.

North Norman Tecumseh Trail

- *Along Tecumseh Road, the North Norman Tecumseh Trail spans from the west at 36th Avenue NW to the east as the northwest corner of Lake Thunderbird State Park, where it will connect with the Scissortail Trail. Although the North Norman Tecumseh Trail follows along a major arterial route, i.e. Tecumseh Road, it is intended that the trail will be distinctly separate from the road infrastructure, meandering through natural areas and connecting residential developments along East Tecumseh Road.*

East Norman Trails (24th Avenue NE)

- *The two north-south trails are along 24th Avenue (East) and 48th Avenue (East). Both trails reach from State Highway 9 in the south to Tecumseh Road in the north, connecting the Scissortail Trail and the North Norman Tecumseh Trail. Although these north-south trails, as well as the east-west trails along Robinson and Alameda Street, are along a major arterial route, it is intended that they will be distinctly separate from the roadway infrastructure, meandering through natural areas where appropriate.*

Please see Resolution R-1617-32, as attached for additional information and the adopted trail map.

CONCLUSION: Staff places this item on the non-consent docket for the September 19, 2023 Greenbelt Commission Meeting.