



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/21/2025

REQUESTER: Norman Utilities Authority

PRESENTER: Kelly, Abell Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-01, NORMAN GROUNDWATER FACILITY.

APPLICANT: Norman Utilities Authority

LOCATION: 4020 E. Tecumseh Road

PROPOSAL: Preliminary Plat of Norman Groundwater Facility, NORMAN 2025 Land Use Amendment from Low Density Residential to Institutional Designation, and Special Use for Municipal Use.

SYNOPSIS: The applicant submitted an application for a Preliminary Plat to develop a groundwater treatment facility for the City of Norman.

ANALYSIS: The subject tract is zoned RE, Residential Estate Dwelling District. The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. The area is predominantly very low density housing and agricultural uses. A portion of the subject parcel is in the Water Quality Protection Zone. There are no public water or sewer services available in this area.

The subject tract will have access from E. Tecumseh Road. E. Tecumseh Road holds the Minor Urban Arterial route designation per the Norman Comprehensive Transportation Plan. The preliminary plat requires a twenty-foot trail easement along the E. Tecumseh Road right-of-way. The trail easement will satisfy the Greenbelt requirement along the North Norman Trail.

The Greenbelt Enhancement Statement, preliminary plat, and location maps are attached.

RECOMMENDATION: Staff places this item on the consent docket for the January 21, 2025 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.