



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/21/2025

REQUESTER: Jonathan Dowell

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-02, 2025 LAND USE AMENDMENT, 2710 36TH AVENUE NW.

APPLICANT: Jonathan Dowell

LOCATION: 2710 36th Avenue NW

PROPOSAL: NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Commercial Designation and Rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District for 0.49 acres.

SYNOPSIS: The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office Designation, along with a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, for approximately 0.49 acres of property located on 36th Avenue NW, just North of West Rock Creek Road. The applicant requests to rezone from A-2 to O-1 to allow for the development of an office building for a dental office and a construction office.

ANALYSIS: The surrounding area is zoned RM-6, Medium Density Apartment District, to the north, RM-2, Low-Density Apartment District, to the west, I-1, Light Industrial District, to the east across 36th Avenue NW, and a PUD, Planned Unit Development District, to the south. The subject parcel abuts an easement for a detention pond to the west. The surrounding area is a mix of medium-density residential and industrial uses. Within the subject location, no portions are in the floodplain and there are no areas which are designated as Water Quality Protection Zone (WQPZ).

36th Avenue NW is designated as Minor Urban Arterial in the Comprehensive Transportation Plan. The Greenway Master Plan has the Current Trail running North and South, adjacent to the East of the subject tract. Berkley Park is west of the subject parcel and is accessible via Astor Drive. Platting requirements will require sidewalks to be installed on the west side of 36th Avenue NW. The sidewalk requirement for the preliminary plat in this proposed development will satisfy the Greenbelt requirement.

The Greenbelt Enhancement Statement, NORMAN 2025 Land Use Plan Amendment application, and location map 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.