



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 08/15/2023

**REQUESTER:** HOLIDAY HEIGHTS REAL ESTATE, L.L.C.

**PRESENTER:** ZACH ABELL, PLANNER I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-21.

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### GENERAL INFORMATION

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|----------------------|---|--|
| APPLICANT            | Holiday Heights Real Estate, L.L.C.   |  |
| LOCATION             | 1413 N. Crawford Ave.   |  |
| PROPOSAL             | NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office; Rezoning from R-1, Single-Family Residential District, to SPUD, Simple Planned Unit Development |  |
| NORMAN 2025 LAND USE | Current:  | Low Density Residential  |
|                      | Proposed:   | Office   |
| LAND USE             | Current:  | Single-Family Residential  |
|                      | Proposed:   | Office   |
|                      | North:  | Residential  |
|                      | West:   | Residential  |
|                      | South:  | Holiday Heights Healthcare Center                                |
|                      | East:   | Commercial   |
| ZONING               | Current:  | R-1, Single-Family Dwelling District                             |
|                      | Proposed:   | SPUD, Simple Planned Unit Development                            |
|                      | North:  | R-1, Single-Family Dwelling District                             |
|                      | West:   | R-1, Single-Family Dwelling District                             |
|                      | South:  | C-3, Intensive Commercial District                               |
|                      | East:   | I-1, Light Industrial District, C-2, General Commercial District |

**SYNOPSIS:** The applicant submitted a NORMAN 2025 Land Use Plan amendment from Low Density Residential to Office for a property containing approximately 0.22 acres located at 1413 N. Crawford Ave. The applicant seeks to rezone from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development. The proposed use for this property will be office space and parking to support the existing senior living home directly to the south of the subject property.

**ANALYSIS:** The zoning in this area is primarily R-1, Single-Family Dwelling District, and C-3, Intensive Commercial District. The area's primary land uses are residential and commercial. Crawford Ave. at this location is designated as a Local Street and was platted before current subdivision regulations requiring sidewalks. The adopted Greenways Master Plan shows no trail opportunities adjacent to this property, therefore there are no further opportunity for trail development at this site.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, site plan, and location map are attached.

**CONCLUSION:** Staff places this item on the consent docket for the August 15, 2023 Greenbelt Commission Meeting.