



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: ALLIANCE DEVELOPMENT GROUP, 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 23-19.

GENERAL INFORMATION

APPLICANT	Alliance Development Group, L.L.C.	
LOCATION	N.E. Corner of 36 th Ave. N.W. and W. Franklin Rd.	
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Low Density Residential and Medium Density Residential to Mixed Use and Removal of Special Planning Area 5 Designation; Rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development; Preliminary Plat - Franklin Woods	
NORMAN 2025 LAND USE	Current:	Medium Density Residential
	Proposed:	Mixed Use
LAND USE	Current:	Vacant
	Proposed:	Single-Family Residential, Multi-Family Residential, Commercial, Office, and Light Industrial
	North:	Single-Family Residential
	West:	Single-Family Residential, Agricultural
	South:	Ruby Grant Park
	East:	I-35 Right Of Way
ZONING	Current:	A-2, Rural Agricultural District
	Proposed:	PUD, Planned Unit Development
	North:	RE, Residential Estate District, A-2, Rural Agricultural District

West: A-2, Rural Agricultural District, PUD,
Planned Unit Development
South: PL, Park Land District

East: A-2, Rural Agricultural District, PUD,
Planned Unit Development, I-35 Right of
Way

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use amendment from Medium Density Residential to Mixed Use for a property containing approximately 60.5 acres located on the NE corner of 36th Ave. N.W. and W. Franklin Rd. The applicant seeks to rezone the A-2, Rural Agricultural District, to a PUD, Planned Unit Development. The proposed use for this property will be commercial, medium density and low density residential, office, and light industrial to provide additional services to the area.

ANALYSIS: The zoning in this area consists of A-2, Rural Agricultural District, and PL, Park Land District, as well as an RE, Residential Estate District to the North of the property. The area's land use consists of residential, agricultural, and park land. There is also a vacant parcel on the N.W. Corner of W. Franklin Rd. and N. Interstate Dr.

36th Ave. N.W. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway designates 5' sidewalks for future projects per the Comprehensive Transportation Plan, which the applicant has indicated to include in the construction of this site. W. Franklin Rd. at this location is designated an Urban Collector. The Greenways Master Plan indicates a Medium Priority trail North of Ruby Grant Park and on 36th Ave. N.W. North of Franklin Rd. The applicant has shown intention to include sidewalks along frontage with both 36th Ave. N.W. as well as on W. Franklin Rd., leaving no further opportunity for trail development.

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

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