



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: SOONER TRADITIONS, 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 23-22.

GENERAL INFORMATION

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| APPLICANT | Sooner Traditions, L.L.C. |
| LOCATION | N.E. Corner of W. Lindsey St. and S. Berry Rd. |
| PROPOSAL | NORMAN 2025 Land Use Plan Amendment from Office and Low Density Residential to Commercial; Rezoning from CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development |
| NORMAN 2025 LAND USE | Current: Office and Low Density Residential Proposed: Commercial |
| LAND USE | Current: Office and Single-Family Residence Proposed: Commercial |
| | North: Single-Family Residential West: Commercial South: Commercial Restaurant, Single-Family Residential East: Vacant |
| ZONING | Current: CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District Proposed: SPUD, Simple Planned Unit Development North: R-1, Single-Family Dwelling District |

West: C-2, General Commercial District, O-1, Office-Institutional District, C-1, Local Commercial District
South: C-2, General Commercial District, R-1, Single-Family Dwelling District
East: R-1, Single-Family Dwelling District

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use Plan amendment from Office and Low Density Residential to Commercial for a property containing approximately 1.33 acres located at the N.E. Corner of W. Lindsey St. and S. Berry Rd. The applicant seeks to rezone from CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development. The proposed use for this property will be commercial.

ANALYSIS: The zoning in this area is a mix of C-2, General Commercial District, O-1, Office-Institutional District, C-1, Local Commercial District, and R-1, Single-Family Residential district. The area contains a mixture of residential, office, restaurant, and commercial uses.

W. Lindsey St. and S. Berry Rd. at this location are both designated as a Minor Urban Arterials in the Comprehensive Transportation Plan. They are also both designated as Special Corridors in the plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, however sidewalks already exist along the W. Lindsey St. frontage and the site plan shows the addition of sidewalks along the S. Berry Rd. frontage leaving no further opportunity for trail development.

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.