



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: G2SOK INVESTMENTS, 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 23-20.

GENERAL INFORMATION

APPLICANT	G2SOK Investments, L.L.C.
LOCATION	3800 36 th Ave. N.W.
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Commercial; Rezoning from A-2, Rural Agriculture District to PUD, Planned Unit Development; Preliminary Plat - 3800 36 th Ave N.W.
NORMAN 2025 LAND USE	Current: Low Density Residential Proposed: Commercial
LAND USE	Current: Single-Family Residential Proposed: Storage Facility North: Residential West: Residential South: Residential East: Vacant
ZONING	Current: A-2, Rural Agricultural District Proposed: PUD, Planned Unit Development North: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling district South: R-1, Single-Family Dwelling District East: PUD, Planned Unit Development

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use Plan amendment from Low Density Residential to Commercial for a property containing approximately 5 acres located at

3800 36th Ave. N.W. The applicant seeks to rezone from A-2, Rural Agricultural District, to a PUD, Planned Unit Development. The proposed use for this property is a commercial storage facility.

ANALYSIS: The zoning in this area is primarily R-1, Single-Family Dwelling District, with a PUD, Planned Unit Development, across 36th Ave N.W. to the East. The area's primary land use is residential, abutting the northern, southern, and western edges of the property. There is also a vacant parcel to the east that is proposed office/commercial use.

36th Ave. N.W. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, which the applicant has indicated they will include in the construction of this site. This sidewalk satisfies the proposed High Priority trail along 36th Ave. N.W. in the Greenways Master Plan, 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.