



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/18/2024

REQUESTER: Mark Mappes

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-12, MAPPES ESTATES.

APPLICANT: Mark Mappes

LOCATION: 3905 E. Franklin Rd. East of 36th Ave. N.E. on North side of Franklin Rd.

PROPOSAL: Mappes Estates Rural Certificate of Survey (COS): Subdividing a 10 acre tract for a residential home.

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 10 acres. This will create a new parcel to be developed with a single-family residence.

DISCUSSION: The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. It is predominantly very low density due to the portions of land in the Regulatory floodway and 100-year floodplain. A portion of the subject parcel is in Regulatory Floodway and a small portion in the Northeast corner is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from Franklin Rd. Franklin Rd. has a minor rural arterial designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract, although there will be a 20 foot pedestrian trail easement adjacent to Franklin Rd.

The Greenbelt Enhancement Statement, Rural Certificate of Survey, and location maps are attached.

RECOMMENDATION: Staff places this item on the consent docket for the June 18, 2024 Greenbelt Commission Meeting.