



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/18/2024

REQUESTER: Sallie Vawter

PRESENTER: Kelly, Abell Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-11, MEISER ACRES.

BACKGROUND: **APPLICANT:** Sallie Vawter

LOCATION: 3313 East Tecumseh Rd.; 1/4th of mile west of 36th Ave. N.E. on the North side of Tecumseh Rd.

PROPOSAL: Meiser Acres Rural Certificate of Survey (COS): Subdividing a 10 acre tract for a single-family residence.

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 10 acres, creating a parcel with intent to build a single-family residence.

DISCUSSION: The general area surrounding the subject tract is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District, to the southeast. It is predominantly very low density in this area due to the portions of land in the regulatory floodway and 100-year floodplain. No portion of the subject parcel is in the Regulatory Floodway, Floodplain or the Water Quality Protection Zone. There are no public water or sanitary sewer services currently available in this area. The proposed subject tract will have access from Tecumseh Rd.; in this area, Tecumseh Rd. carries the Minor Urban Arterial designation per the Norman Comprehensive Transportation Plan, which should provide for a location for future sidewalk along the road right-of-way, but is not required to install with the Rural COS process. The North Tecumseh Trail, part of the adopted Priority Greenbelt Trail System, is shown along Tecumseh Rd. The proposed COS is required to include a 50' easement for roadway, utilities, drainage, and sidewalk. Thirty-three feet of the easement is statutory right-of-way; the other 17' of the easement will include sidewalk. This easement satisfies the trail plan.

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.