



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/14/2026

REQUESTER: City of Norman

PRESENTER: Jonah McGuffie, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

APPLICANT/REPRESENTATIVE	City of Norman
LOCATION	Wiltshire Drive and Arcady Avenue
WARD	5
CORE AREA	No
EXISTING ZONING	R-1, Single-Family Dwelling District
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban Medium
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	PL, Park Land District
PROPOSED LAND USE	No change
REQUESTED ACTION	Rezone R-1, Single-Family Dwelling District, to PL, Park Land District

SUMMARY:

The applicant, City of Norman, is requesting to rezone the subject property from R-1, Single-Family Dwelling District, to PL, Park Land District. The proposed rezoning is intended to designate the property for parkland use in order to serve the surrounding Bellatona neighborhood and satisfy parkland needs associated with continued development in the area. The request reflects updated development conditions and would reserve the tract for public or common open space rather than residential lots. The location is currently Bentley Park.

BACKGROUND:

The subject property was originally included in the 2003 rezoning and preliminary plat approvals for the Summit Valley development, as reflected in Ordinance O-0304-15. At that time, portions of the overall development were identified conceptually for residential development and parkland as part of the subdivision layout.

Since that time, the larger overall development area shown on the original preliminary plat evolved into separate neighborhoods, including Summit Valley and Bellatona. As development has progressed, subdivision design, lot configurations, and open space planning have continued to change through subsequent plat submittals.

The current request involves property presently zoned R-1 that is now designated as parkland. Rather than continuing with single-family residential development on this tract, the applicant is requesting that the property be rezoned to PL so that it may function as parkland or open space in support of the surrounding subdivision. This rezoning would formalize the use of the tract for park purposes and align the zoning with the function of the property.

The park location was modified as part of the 2013 plat; however, a corresponding rezoning was not requested at that time. Rezoning was limited to the commercial frontage along Highway 9. Bentley Park was constructed on the property and accepted by the City in 2023. This park fulfills the City's parkland requirements for the areas of Summit Valley and Bellatona.

DISCUSSION:

The request to rezone the subject property from R-1, Single-Family Dwelling District, to PL, Park Land District is intended to align the zoning designation with existing conditions. Although the property is currently zoned R-1, the entire tract has been developed as Bentley Park and accepted by the City of Norman, fulfilling the parkland requirements for the Summit Valley and Bellatona developments.

The existing R-1 zoning is a result of prior platting and rezoning actions that did not fully reflect the final location of the park. As a result, the zoning map does not accurately represent the current use of the property.

Rezoning the property to PL corrects this inconsistency by formally designating the land for park and open space use. This action does not introduce new parkland or alter the overall development pattern but instead brings the zoning into conformance with the existing, City-owned park and ensures long-term consistency between zoning, plats, and actual land use.

PRE-DEVELOPMENT MEETING: PD 26-7 April 23, 2026

Neighbors raised concerns primarily about traffic, access, and impacts to surrounding properties. They noted potential increases in traffic along E. Lindsey Street, limited site access, and the need for possible traffic controls. Adjacent property owners expressed worries about encroachment, lack of buffering, and ongoing issues with trash and debris, requesting better screening and fencing.

Additional concerns included inconsistent stormwater code enforcement, drainage and environmental impacts, and potential flooding. Residents also called for stronger oversight during development, including erosion control measures.

CONCLUSION:

Staff forwards this request for rezoning from R-1, Single-Family Dwelling District, to PL, Park Land District, and Ordinance O-2526-49 to the Planning Commission for consideration and recommendation to City Council.