



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/19/2024

REQUESTER: Cook Family Holdings Living Trust

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-06, COOK FAMILY HOLDINGS.

BACKGROUND:

APPLICANT	Cook Family Holdings Living Trust
LOCATION	S.E. corner of 48 th Avenue N.E. and E. Tecumseh Road
PROPOSAL	Rural Certificate of Survey (COS): Subdividing a 32.9669 acres into two 10 acres tracts and one 12.9966 acre tract

The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide thirty-three (33) acres into three (3) tracts of ten (10) acres each for future development.

DISCUSSION: This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density due to the portions of land over the Garber-Wellington Aquifer primary recharge area and 100 year floodplain. No portion of the subject parcel is in 100 Year floodplain or WQPZ, Water Quality Protection Zone. Subject tract 1 has access from 48th Avenue NE, which has a principle rural arterial designation per the Norman Comprehensive Transportation Plan (NCTP). There is also access from E. Tecumseh Road, which has a minor rural arterial designation per the NCTP. The Greenbelt Master plan includes the North Tecumseh Trail, which runs west to east along this parcel. It also includes the East Norman Trail, which run along 48th Avenue NE. The subject tracts have not been developed, and until such time other potential connections are unknown.

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

RECOMMENDATION: Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.