



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/19/2024

**REQUESTER:** Kent Mace

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-05, SALYER ADDITION.

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### BACKGROUND:

APPLICANT	Kent Mace
LOCATION	2505 W. Main Street
PROPOSAL	Preliminary Plat of Replat of Salyer Addition; Rezoning from SPUD, Simple Planned Unit Development, to C-2 General Commercial.

The applicant submitted an application for a preliminary plat for a Replat of Salyer Addition. The applicant has also requested rezoning from SPUD, Simple Planned Unit Development, to C-2 General Commercial. The applicant requests to create a new out parcel with 0.543 acres of the existing lot; this new parcel will be used for a new commercial building.

**DISCUSSION:** This general area is zoned C-2 which is intended for local residents to conduct personal business and retail shopping for the community. There are sidewalks which run along Main Street and connect to the 36<sup>th</sup> Avenue Current Trail. There is no portion of this parcel in floodplain or the WQPZ, Water Quality Protection Zone. Main Street is identified as a Principle Urban Arterial per the Norman Comprehensive Transportation Plan. There are no proposed trails for this property.

The Greenbelt Enhancement statement, preliminary plat, and location maps are attached.

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