



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/19/2024

REQUESTER: Orrklahoma Realty Norman LLC

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-07, SOONER KIA.

BACKGROUND:

APPLICANT	Orrklahoma Realty Norman LLC.
LOCATION	418 N. Interstate Drive
PROPOSAL	Preliminary Plat for Sooner Kia of Norman; Rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to a new PUD, Planned Unit Development.

The applicant submitted an application for a preliminary plat to combine all their properties into one 4.77 acre tract. The applicant is also requesting to rezone from C-2, General Commercial District, and PUD, Planned Unit Development, to a new PUD, Planned Unit Development in order to build a new automotive sales facility consisting of a showroom, service building and outdoor automotive sales area for Sooner KIA of Norman.

DISCUSSION: This general area is a mix of zoning, including commercial, multi-family, single-family residential, and office. There are proposed sidewalks which run along North Interstate Drive which connects to RiverOaks addition to the south. There is no portion of this parcel in floodplain or the water quality protection zone. Interstate Drive is identified as a Freeway per the Norman Comprehensive Transportation Plan. There are no proposed trails for this parcel on the Greenways Master Plan.

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.