



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/20/2024

**REQUESTER:** Carroll Farms L.L.C.

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-03, CARROLL FARMS.

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### **GENERAL INFORMATION**

APPLICANT	Carroll Farms, L.L.C.
LOCATION	East of 36 <sup>th</sup> Avenue NW, North of West Tecumseh Road and West of I-35
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office to Commercial Designation for 2.9287 acres, Rezoning from PUD, Planned Unit Development, Ordinance No. O-1415-39, to amended PUD, Planned Unit Development, Preliminary Plat – Carroll Farm, a Planned Unit Development
NORMAN 2025 LAND USE	Current: Office, Commercial, High Density Residential, and Park Designations Proposed: Commercial, High Density Residential, and Park Designations
LAND USE	Current: Vacant Proposed: Multifamily Dwellings, Senior Living Facility, and Commercial/Office  North: Ruby Grant Park West: Single-Family Residential and School South: Commercial and Office East: I-35 Right of Way, Medical Offices, and Church

## ZONING

Current:	Carroll Family L.L.C. PUD, Planned Unit Development, Ordinance No. O-1415-39
Proposed:	Amended Carroll Family L.L.C. PUD, Planned Unit Development
North:	PL, Park Land
West:	R-1, Single-Family Dwelling District, A-2, Rural Agricultural District, C-1, Local Commercial District, and PUD, Planned Unit Development, Ordinance No. O-2324-13
South:	PUD, Planned Unit Development, Ordinance No. O-0910-11
East:	PUD, Planned Unit Development, Ordinance No. O-9900-2, and Ordinance No. O-1415-39, and I-35 Right of Way

**BACKGROUND:** The applicant submitted a preliminary plat, request for a NORMAN 2025 Land Use Plan Amendment, and rezoning to a new Planned Unit Development (PUD) for approximately 44.68 acres of property located East of 36<sup>th</sup> Avenue NW and North of West Tecumseh Road. The applicant requests to rezone from PUD, Planned Unit Development (Ordinance No. 0-2122-4) to a new PUD, Planned Unit Development, to allow for the development of multifamily dwellings, a senior living facility, and commercial/office buildings.

**DISCUSSION:** This general area is zoned R-1, Single Family Dwelling District, PUD, Planned Unit Development, PL, Park Land, and some I-2, Heavy Industrial. It is predominately Park Land and PUD, Planned Unit Developments, which allow for medical and commercial/office uses. Within the subject location, no portions are in the floodplain and there is an area in the Northwest quadrant which is designated as Water Quality Protection Zone (WQPZ).

W. Tecumseh Road is designated as a Principle Urban Arterial, and 36<sup>th</sup> Avenue N. W. is considered Minor Principle Urban Arterial in the Comprehensive Transportation Plan. The Greenway Master Plan has the North Tecumseh Trail running north through the subject tract, from Tecumseh Road to the tree line of Ruby Grant Park (see Exhibit A). Platting requirements will require sidewalks to be installed on the West side of Journey Parkway and sidewalks will be installed on the north and south sides of Carroll Street throughout the proposed development. The sidewalks installed along Carroll Street will connect Journey Parkway to the existing trail along 36<sup>th</sup> Avenue NW. There are existing sidewalks along W. Tecumseh Road which also connect to the 36<sup>th</sup> Avenue N.W. current trail. There are no other opportunities for trails provided in this proposed subdivision as connecting the North Tecumseh Trail to Ruby Grant Park is not feasible as the land is considered to be swampy and Public access is not recommended by Parks and Recreation staff.

The Greenbelt Enhancement Statement, NORMAN 2025 Land Use Plan Amendment application, location map, and preliminary plat are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the February 20, 2024 Greenbelt Commission Meeting.