



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/19/2024

REQUESTER: T-Plus LLC.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-21, OAK HILL RANCH PHASE 2.

APPLICANT: Michael Thomas

LOCATION: 108th Avenue SE and Etowah Road

PROPOSAL: Dividing 80 acres into eight (8) 10-acre parcels.

DISCUSSION: The applicant submitted an application for a Certificate of Survey to subdivide 80 acres into eight (8) 10-acre parcels, as the second phase of the Oak Hill Ranch project.

ANALYSIS: The subject tract is zoned A-2, Rural Agricultural District. The general area surrounding the subject tract is zoned A-2, Rural Agricultural District, and is predominantly very low density residential and agricultural uses. No portion of the subject parcel is in the Regulatory Floodway and no portion is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from 108th Avenue SE and Etowah Road. Both streets hold the Rural Collector route designation per the Norman Comprehensive Transportation Plan. There will also be a private drive located off 108th Avenue SE. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

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

RECOMMENDATION: Staff places this item on the consent docket for the November 19, 2024 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.