



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/20/2024

REQUESTER: Paul Sechrist

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-16, RED ROCK RIDGE CERTIFICATE OF SURVEY.

APPLICANT: Paul Sechrist

LOCATION: 4020 108th Avenue SE

PROPOSAL: Red Rock Ridge Certificate of Survey (COS): Subdividing 71 acres, into seven 10 acre tracts for a residential and rural farm uses.

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 71 acres. This will create seven 10 acre tracts for single-family residential and rural farming.

ANALYSIS: The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. It is predominantly very low density. No portion of the subject parcel is in 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 via a private drive. 108th Avenue SE has a rural collector route designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

The Greenbelt Enhancement Statement, Preliminary Plat, and location maps are attached.

CONCLUSION: Staff places this item on the consent docket for the August 20, 2024 Greenbelt Commission Meeting.