



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 07/16/2024

**REQUESTER:** CIES LLC.

**PRESENTER:** KELLY ABELL, PLANNER I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF GREENBELT OPPORTUNITY FOR GBC 24-14, BROOKHAVEN NO. 45 ADDITION.

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**APPLICANT:** Cies, LLC/Brookhaven No. 45 Addition.

**LOCATION:** Rock Creek Road and 36<sup>th</sup> Avenue NW

**PROPOSAL:** Preliminary Plat for an 8-acre tract of single-family residential neighborhood addition.

**SYNOPSIS:** The applicant submitted an application for a preliminary plat with the intent of creating the final Brookhaven addition of an 8-acre single-family dwelling residential neighborhood.

**DISCUSSION:** The general area surrounding the subject tract is zoned A-2, Rural Agricultural District, and R-1, Single-Family Dwelling District. It is predominantly low density dwelling in this area. No portion of the subject parcel is in the Regulatory Floodway, Floodplain or the Water Quality Protection Zone. There is access to public water and sanitary sewer services. The proposed subject tract will have access from W Rock Creek Road. W Rock Creek Road carries the Minor Urban Arterial designation per the Norman Comprehensive Transportation Plan, which should provide for a location of a future sidewalk along the right-of-way on W Rock Creek; this will connect to the Current In-Progress Trail. The Current In-Progress Trail is part of the adopted Priority Greenbelt Trail System, and is shown to run along 24<sup>th</sup> Avenue SE and W Rock Creek Road. The proposed development is a continuation of a previous development which includes Greenbelts, parks and trails.

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

**RECOMMENDATION:** Staff places this item on the consent docket for the July 16, 2024 Greenbelt Commission Meeting.