



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/16/2024

REQUESTER: SUMMIT LAKES LLC

PRESENTER: KELLY ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF GREENBELT OPPORTUNITY FOR GBC 24-13, SUMMIT LAKES ADDITION.

APPLICANT: Summit Lakes LLC.

LOCATION: 24th Avenue SE and E Alameda Street.

PROPOSAL: Preliminary Plat for a 22-acre single-family residential neighborhood addition.

SYNOPSIS: The applicant submitted an application for a preliminary plat with the intent of creating a 22-acre single-family dwelling residential neighborhood.

DISCUSSION: The general area surrounding the subject tract is zoned R-1, Single-Family Dwelling District, and C-2, General Commercial District, to the North. 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 24th Avenue SE. 24th Avenue SE 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; 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 24th Avenue SE. The proposed development will include open space and a detention pond on the East of the proposed tract. The proposed future sidewalk requirement along 24th Avenue SE will satisfy the trail plan.

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.