



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/16/2024

REQUESTER: Bob Moore Farms LLC.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF GREENBELT OPPORTUNITY FOR GBC 24-15, BOB MOORE FARMS NORTH.

APPLICANT: Bob Moore Farms LLC.

LOCATION: South of West Main, West of Ed Noble Parkway, North of West Lindsey Street and East of 36th Avenue SW.

PROPOSAL: Preliminary Plat and 2025 Land Use Amendment for a 56-acre mixed use PUD development to include multi family, commercial and recreational.

SYNOPSIS: The applicant submitted an application for a preliminary plat rezoning, and 2025 Land Use Amendment to a mixed-use Planned Unit Development.

ANALYSIS: The general area surrounding the subject tract is zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District to the south. It is predominantly a high density, high traffic 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 36th Avenue SW. 36th Avenue SW carries the Minor Urban Arterial designation per the Norman Comprehensive Transportation Plan, which would provide for a location of a public sidewalk along the right-of-way; the proposed development will also have sidewalks on the internal streets which will connect residents to the West Lindsey Extension Trail. The West Lindsey Extension Trail is part of the adopted Priority Greenbelt Trail System and is shown to run along 36th Avenue SE and Lindsey Street. The proposed development is slated to include Greenbelts, public sidewalks, and nearby retail and shopping.

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

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