



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/17/2024

**REQUESTER:** Royce Enterprises, Inc., and Sooner Investment Development Co.

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-19, ARMSTRONG BANK CONSOLIDATION PROJECT.

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**APPLICANT:** Royce Enterprises Inc. and Sooner Investment Development Company

**LOCATION:** South of the SW Corner of 24<sup>th</sup> Ave SE and Cedar Lane

**PROPOSAL:** Preliminary plat of approximately 40 acres to facilitate commercial retail development on the property.

**SYNOPSIS:** The applicant submitted a preliminary plat and rezoning application to amend the PUD, for property located south of the SW corner of 24<sup>th</sup> Ave. SE and Cedar Lane. The applicant is proposing a commercial retail development on the property.

**DISCUSSION:** This general area is zoned I-1, Light Industrial District, with pockets of C-2, General Commercial District, and A-2, Rural Agricultural District, mixed in the area. There is also a large multi-family PUD immediately to the East across 24<sup>th</sup> Ave. SE. The area is a mixture of residential, commercial, industrial and office uses with some vacant parcels. No portions of the subject location are in the 100-year floodplain. However, parts of the property are in, or in close proximity to, the Water Quality Protection Zone (WQPZ).

This section of 24<sup>th</sup> Ave. SE is designated as a minor urban arterial in the Comprehensive Transportation Plan. This roadway requires a 5-foot sidewalk for new projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan proposes trails by the developer along the subject parcel's frontage. No sidewalks currently exist on the Eastern edge of the property along 24<sup>th</sup> Ave. SE, however the site plans indicate they will be constructed as part of the proposed project.

The Greenbelt Enhancement Statement, platting application, and location map are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the September 17, 2024 Greenbelt Commission Meeting.