



## CITY OF NORMAN, OK STAFF REPORT

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

**REQUESTER:** Shelly Filkens

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-18, FILKENS RIDGE CERTIFICATE OF SURVEY.

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**APPLICANT:** Shelly Filkens

**LOCATION:** 6607 144<sup>th</sup> Avenue NE

**PROPOSAL:** Filkens Ridge Certificate of Survey (COS): Subdividing twenty acres into two 10acre tracts for residential and rural farm uses.

**SYNOPSIS:** The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 20 acres. This will create two ten-acre tracts for residential and rural farming.

**DISCUSSION:** 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 144<sup>th</sup> Avenue NE and a private drive. 144<sup>th</sup> Avenue NE 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, Certificate of Survey, and location maps are attached.

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