



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/21/2023

REQUESTER: WIGGIN PROPERTIES, LLC

PRESENTER: LORA HOGGATT

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-29, WIGGIN PROPERTIES.

GENERAL INFORMATION

APPLICANT	Wiggin Properties, LLC
LOCATION	East of US Highway 77, South of East Cedar Lane, and North of Post Oak Road
PROPOSAL	Rezone the property in order to develop a mixed-use resort destination featuring RV camping sites, accompanying amenities, and commercial uses. Preliminary Plat – Liberty Point, A Planned Unit Development. NORMAN 2025 Land Use Plan Amendment from Mixed Use and Low Density Residential to Mixed Use Designation.
NORMAN 2025 LAND USE	Current: Mixed Use and Low Density Residential Proposed: Mixed Use
LAND USE	Current: Vacant Proposed: Commercial, RV and camping sites, and adventure park
	North: Apartments West: Industrial and Commercial South: City of Noble East: Vacant
ZONING	Current: I-1, Light Industrial District Proposed: PUD, Planned Unit Development
	North: PUD, Planned Unit Development

West: I-1, Light Industrial District; A-2, Rural Agricultural District; R-1, Single Family Dwelling District; and C-2, General Commercial District
South: City of Noble
East: PUD, Planned Unit Development

SYNOPSIS: The applicant is proposing to develop this 151 acre tract into a mixed use development. There will be a commercial area on the west side of the development. The east side of the development will be a resort destination with RV camping sites, cabins, and accompanying amenities, including an adventure park.

ANALYSIS: In the Greenways Master Plan Appendices, used as a reference to the Greenways Master Plan (Greenways into The Future), a Proposed Trail (by Developer) is shown along 24th Ave SE north of Classen Blvd/Hwy 77. The map does not show which side of 24th Ave SE the trail was intended to be installed. After further review of the Greenbelt Priority Trail System, adopted by Resolution No. R-1617-32, there is no trail designated on the adopted map. The applicant is proposing to vacate the existing right-of-way for 24th Ave SE and realign the street to better work with the proposed development. The applicant is proposing sidewalks on both sides of 24th Ave SE. The resort destination area of the development includes many walking trails.

CONCLUSION: Staff places this item on the consent docket for the November 21, 2023 Greenbelt Commission Meeting.