



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/21/2023

**REQUESTER:** UNIVERSITY NORTH PARK, LLC

**PRESENTER:** LORA HOGGATT

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-28, UNP ENTERTAINMENT DISTRICT.

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### GENERAL INFORMATION

APPLICANT	University North Park, LLC	
LOCATION	East of Interstate Drive, West of 24 <sup>th</sup> Ave NW, North of Rock Creek Road, and South of Corporate Centre Drive	
PROPOSAL	Amend the existing PUD in order to facilitate a mixed-use development, with residential, hospitality, entertainment, and commercial uses. Preliminary Plat – University North Park Entertainment District, A Planned Unit Development.	
NORMAN 2025 LAND USE	Current:	Mixed Use
	Proposed:	No change
LAND USE	Current:	Vacant
	Proposed:	PUD, Planned Unit Development
	North:	Car dealership
	West:	I-35
	South:	Car dealership, commercial
ZONING	East:	Independent living facility, apartments
	Current:	PUD, Planned Unit Development
	Proposed:	PUD, Planned Unit Development
	North:	PUD, Planned Unit Development
	West:	PUD, Planned Unit Development
	South:	PUD, Planned Unit Development
	East:	PUD, Planned Unit Development

**SYNOPSIS:** The applicant, University North Park, LLC, is proposing to develop this 90 acre tract into a mixed use development with residential, hospitality, entertainment, and commercial uses. The site is planned to have a minimum of 10% open space.

**ANALYSIS:** The applicant has a master site development plan for this project which shows they plan to have internal private connections via private sidewalks and open space areas. The platting process does require the applicant to provide a sidewalk along 24<sup>th</sup> Ave NW from Corporate Centre Dr. to "Proposed Street C", which extends the length of the single-family residential portion of the development.

The existing Legacy Trail runs from Robinson to Rock Creek and goes west over I-35 at the south of this proposal.

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