



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/16/2024

REQUESTER: Rolling Vista, Ltd.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC24-09, CREEKSIDE ESTATES RURAL CERTIFICATE OF SURVEY.

GENERAL INFORMATION

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| APPLICANT | Rolling Vista, Ltd. |
| LOCATION | North of Highway 9 and 108 th Ave. SE approximately .25 miles. |
| PROPOSAL | Creekside Estates Rural Certificate of Survey (COS): Subdividing 78 acres into seven tracts. Tract 1; 10.15 acres, Tract 2; 10.3 acres, Tract 4; 11.88 acres, Tract 5; 11.2 acres, Tract 6; 10.5, Tract 7; 11.03 acres. |

SYNOPSIS: The applicant applied for a Norman Rural Certificate of Survey to subdivide 78 acres into seven tracts of ten (10+) acres each for future development.

ANALYSIS: This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density residential due to the portions of land over the Garber-Wellington Aquifer primary recharge area. No portion of the subject parcel is in a 100-year floodplain; there is an area of WQPZ, Water Quality Protection Zone. The seven subject tracts have access from a private road which has one access point on 108th Ave. SE, which is a rural collector designation per the Norman Comprehensive Transportation Plan (NCTP). The Greenbelt Master plan does not show trails in this location. The subject tracts are currently vacant. The applicant has stated they will be used for residential and agricultural purposes.

The Greenbelt Enhancement Statement, location maps, and Rural Certificate of Survey are attached.

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

