



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/17/2024

**REQUESTER:** HERITAGE INFINITY

**PRESENTER:** KELLY ABELL, PLANNER I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-23, RIDGELINE ESTATES RURAL CERTIFICATE OF SURVEY.

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**APPLICANT:** Tim Pollard

**LOCATION:** South of Cedar Lane, ½ mile East of 132<sup>nd</sup> Avenue SE

**PROPOSAL:** Dividing 338 acres into 21 tracts for Single-Family Dwellings

**SYNOPSIS:** The applicant submitted an application for a Certificate of Survey to subdivide 338 acres into 21 tracts to be developed with single-family residences.

**ANALYSIS:** The subject tract is zoned A-2, Rural Agricultural District. The general area surrounding the subject tract is zoned A-2, General Agricultural District, and is predominantly very low density housing and agricultural uses. A portion of the subject parcel is in Regulatory Floodway and no portions are in the Stream Planning Corridors. There are no public water or sewer services available in this area. The subject tracts will have access from Post Oak Road and a private drive. Post Oak Road holds the Rural Collector route designation per the Norman Comprehensive Transportation Plan. There will also be a private drive located off of Post Oak Road. 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 December 17, 2024 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.