



## CITY OF NORMAN, OK STAFF REPORT

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

**REQUESTER:** CHRISTOPHER ANDERSON, SMC

**PRESENTER:** KELLY ABELL, PLANNER I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-22, DESTIN LANDING PHASE 2 PRELIMINARY PLAT.

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**APPLICANT:** Farzaneh Development LLLP

**LOCATION:** 36<sup>th</sup> Avenue SE and Post Oak Road

**PROPOSAL:** Preliminary Plat of Destin Landing Phase Two, in the Destin Landing PUD, Planned Unit Development, O-1415-33.

**SYNOPSIS:** The applicant submitted an application for a Preliminary Plat to complete Phase Two of the Destin Landing development. Phase Two will include single-family homes.

**ANALYSIS:** The subject tract is zoned PUD, O-1415-33. It is part of the Destin Landing development, which is a large master-planned project including 762 acres total. Phase Two of the development includes “patio” lots, which will be developed with single-family residences. The general area surrounding the subject tract is zoned A-2, Rural Agricultural District, and PUD. The area 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 Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from East Post Oak Road. East Post Oak Road holds the Rural Collector route designation per the Norman Comprehensive Transportation Plan. There will be paving and sidewalk improvements along the road, although 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.