



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/19/2023

**REQUESTER:** HAMPTON HOMES, LLC

**PRESENTER:** LORA HOGGATT, PLANNING SERVICES MANAGER

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 23-24, HAMPTON HOMES.

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### **GENERAL INFORMATION**

APPLICANT	Hampton Homes, L.L.C.
LOCATION	2281 36 <sup>th</sup> Avenue N.W.
PROPOSAL	Multi-Family Residential
NORMAN 2025 LAND USE	Current: Office Designation Proposed: High Density Residential Designation
LAND USE	Current: Vacant Proposed: Three (3) apartment buildings  North: Carwash West: Offices South: Vacant East: Single Family Homes
ZONING	Current: C-1, Local Commercial Proposed: SPUD, Simple Planned Unit Development  North: C-1, Local Commercial District West: C-1, Local Commercial District South: C-1, Local Commercial District East: R-1, Single Family Dwelling District

**SYNOPSIS:** The applicant is proposing to develop this site for a multi-family development. The applicant is proposing three buildings with 12 units per building, 36 units on the property. The site development plan is attached.

**ANALYSIS:** There is currently a sidewalk along 36<sup>th</sup> Ave NW, adjacent to the existing businesses. Additionally, the parking lot drive aisle on the east side of the site will tie into the carwash access drive to the north, providing access through the site from 36<sup>th</sup> Ave NW to Rock Creek Road. There are no existing greenbelt trails in the area with which to connect. The existing drainage channel along the east boundary would not be an attractive or safe trail. Pedestrians are more apt to utilize the existing sidewalks along 36<sup>th</sup> Ave NW or along Rock Creek Road. The access along Rock Creek Road will take pedestrians over to the University North Park development. There are no other opportunities for trails provided with this proposal. The sidewalks along 36<sup>th</sup> Avenue NW and Rock Creek are part of the Priority Greenbelt Trail System, Resolution R-1617-32.

**CONCLUSION:** Staff places this item on the consent docket for the September 19, 2023 Greenbelt Commission Meeting.