

ITEM NO. 3 BEING: Approval of the Minutes from the November 14, 2011 Regular Meeting.

Motion by J Ingels for approval; **Second** by M Peters. All approve.

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ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.

a. CONSENT DOCKET

No Items Submitted

b. NON-CONSENT DOCKET

i. GBC 11-24

Applicant: Sassan Moghadam

Location: This property is located on the east side of 48th Avenue NW approximately 613 feet south of Tecumseh Road.

Request: Preliminary Plat of 14.43 acres for Fountain View Addition Section 4 consisting of 76 single family residences.

Richard McKown recused himself from this item and served as the presenter in the engineers' absence.

S Connors gave a staff report. This is a multi-family project consisting of 76 units south of Tecumseh Road on the east side of 48th Avenue. This is a gated adult community with a clubhouse, walking trails and drainage ways. The only access will be off of 48th.

Chair Wesner referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

(b) Greenways are established and provide connections to other existing and future components of the Greenbelt System. (Taking the external sidewalks into consideration, this would be applicable.)

(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized. (An attempt has been made to follow this.)

(j) Permeable ground surfaces have been preserved to the extent possible. (Some have been preserved.)

(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt system in as ecologically sound a method as possible.

(o) Storm water management design considers the potential for trail and greenspace preservation, enhancement and /or creation.

(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

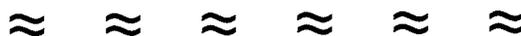
(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

(v) Cluster development has been utilized as a means to develop the Greenbelt System. **(Some elements of cluster have been utilized as a means to the development of the Greenbelt System, such as shared driveways.)**

Motion by J Ingels to send the application forward with comments; **Second** by B Bruce. All approve with R McKown recusing himself.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

(See attached comments written following the meeting and submitted with the recommendation to the Planning Commission and City Council.)



ITEM NO. 5 BEING: Miscellaneous Discussion.

J McCart explained a new meeting packet distribution system for the Commissioners. This new system will begin next month.

S Connors asked how the group wished to receive the evaluating checklist. This checklist is used to evaluate every application. The Commission asked that one checklist be included in the packet information.

S Connors said that the Greenways Master Plan was mostly complete. Final comments from the Commission have been incorporated into the document. The next stage

would be to create a final document. The maps will be in color, but due to printing costs the rest of the document will be in black in white. The February 20th meeting will be advertised for public comment.

J Eure would like to give an inspiration presentation on the Master Plan of Alice Beach at a future meeting. Chair Wesner stated that she wondered if there could be a separate meeting with the Planning Commission for such a presentation. S Connors said that she will check with Jim Gassaway, PC chair, as to how he would like to handle such a joint meeting/presentation.

New officers will be elected at the January meeting. Due to ward boundary changes, L Wesner will no longer be on the Commission. S Connors will check with the City Clerk's office to verify the new ward boundaries and how they will affect the Commission makeup.

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ITEM NO. 7 BEING: Adjournment.

The meeting was adjourned at 8:25 p.m.

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Passed and approved this 23rd day of January 201¹².

James Ingels
Lyntha Wesner, Chairperson *Vice Chair*

Greenbelt Commission Meeting – December 19, 2011

GBC Application 11-24 (Planning Commission Item #)

Applicant: Sassan Moghadam
Location: East side of 48th Avenue NW approximately 613 feet south of
Tecumseh Road
Proposal: Preliminary Plat of 14.43 acres for Fountain View Addition Section
4

Greenbelt Commission Final Comments - GBC 11-24

- No additional comments were noted except what is depicted below in “bold”.

The Commission finds that the applicant’s development meets the following Greenbelt Ordinance criteria.

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

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- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized. **(An attempt has been made to follow this.)**
- (j) Permeable ground surfaces have been preserved to the extent possible. **(Some have been preserved.)**
- (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors’ and users’ experience of any impacted components of the Greenbelt System.
- (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- (v) Cluster development has been utilized as a means to develop the Greenbelt System. **(Some elements of cluster have been utilized as a means to the development of the Greenbelt System, such as shared driveways.)**