

**GREENBELT COMMISSION
MINUTES OF
February 16, 2015**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on February 16, 2015 at 6:00 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Complex and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chair Mark Nanny called the meeting to order at 6:00 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:

Donna Brown
Bob Bruce
George Dotson
Jim McCampbell
Mark Nanny
Karl Rambo
Lindsay Vidrine

MEMBERS ABSENT:

Richard McKown
Colin Zink

STAFF MEMBERS PRESENT:

Susan Connors, Director of Planning &
Community Development
Wayne Stenis, Planner II
Jolana McCart, Admin Tech IV
Drew Norlin, Subdivision Coordinator

GUESTS:

Matt Sharp
David Sharp
Bobby Stevens
Ross Morris

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ITEM NO. 3 BEING: Approval of the Minutes from the January 26, 2015 Regular Meeting.

Motion by J McCampbell for approval; **Second** by B Bruce. All approve.

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ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statements.

a. CONSENT DOCKET

- i. GBC 15-03
 - Applicant: Joe & Peggy Ruppert
 - Project: Ruppert's 2nd Addition
 - Location: 6777 N Interstate 35 Service Road
 - Request: Preliminary Plat
 - Land Use: Industrial

The applicant proposes a Preliminary Plat for industrial development and greenbelt consisting of approximately 11 acres. A new building is proposed east of the existing building on the southern lot. Platting is a requirement for an accessory building construction permit. Flood plain and WQPZ exist on the eastern property and will be preserved. The parking lot will be required to be landscaped. Sidewalks are not required for industrially zoned property and there are no connectivity opportunities.

W Stenis gave the staff report. The applicant was not present.

- ii. GBC 15-04
 - Applicant: XII Street Commons
 - Project: Eastpark Crossing Section II
 - Location: Northeast corner of Alameda & 12th Ave NE
 - Request: Preliminary Plat
 - Land Use: Mixed use Commercial & Office

The property was zoned PUD in 1999 and this is the second phase of development. The applicant proposes a Preliminary Plat for mixed use commercial and office development for four buildings, each on their own lot. Existing sidewalks are incorporated along both Alameda Street and 12th Avenue East. No added greenways or trails are shown on the plan. There are no greenway or trail recommendations on or adjacent to this project.

W Stenis gave the staff report; David Sharp was present to answer questions.

Motion by G Dotson to send Consent Docket forward with no additional comments:
Second by L Vidrine. All approve.

b. NON-CONSENT DOCKET

- i. GBC 15-05
 - Applicant: Shay Development
 - Project: Stone Lake Addition
 - Location: South side of Lindsey Street between 36th Ave SE and 24th Ave SE

Request: Preliminary Plat
Land Use: Residential

The subject area is approximately 10.43 acres with no flood plain or WQPZ on the property. The proposal is for a 48 lot residential subdivision with a detention/common area. The Greenbelt Commission reviewed a preliminary plat in 2014, but the plat was never finalized. A revised preliminary plat is being submitted to the Commission at this time for their review.

W Stenis gave the staff report; Ross Morris was present to answer questions.

Motion by D Brown to send Item GBC15-05 forward with the following comments:

- The Greenway Master Plan identifies trails along Lindsey Street and 24th Avenue SE which connect this development to Reagan Elementary School. While a 5 foot wide sidewalk will be provided by the developer adjacent to this development, a 1,500 foot gap to the west will remain. The Commission recommends the City construct the sidewalk gap.
- The Greenway Master Plan identifies trails on adjacent undeveloped parcels to the west. Access from this development to those trails should be incorporated as possible. The pond facilities offer opportunities for access to the west for pedestrian/bike trails along the projected Greenway Master Plan trail to connect to Glen Oaks Drive, the surrounding neighborhoods and Reagan Elementary.
- The developer has designed the SW corner of the development as utility easement , but the Commission suggests that the fence lines allow for a 15 foot open access for pedestrian/bike pathways to connect with Summit Valley to the south.
- The Commission recommends reducing the lot sizes to accommodate meaningful open space.
- While the new design is not as traffic intense, it could better adapt to the topography, green spaces and landscaping.

Second by G Dodson. All approve.

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ITEM NO. 5 BEING: Miscellaneous Comments.

Chair Nanny said that the ad hoc committee (consisting of Chair Nanny, Richard McKown, Karl Rambo and Colin Zink) will be meeting on February 28th to identify future trails that have high potential,

The next meeting will be March 16, 2015.

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ITEM NO. 6 BEING: Adjournment.

The meeting adjourned at 7:00 p.m.

Passed and approved this 20th day of April, 2015.

Mark A. Nanny
Mark Nanny, Chair