

**GREENBELT COMMISSION
MINUTES OF
July 20, 2015**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on July 20, 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:

Bob Bruce
George Dotson
Jim McCampbell
Richard McKown
Mark Nanny
Lindsay Vidrine
Colin Zink

MEMBERS ABSENT:

Donna Brown
Karl Rambo

STAFF MEMBERS PRESENT:

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

GUESTS:

Sean Rieger
Jason Andes

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ITEM NO. 3 BEING: Approval of the Minutes from the June 15, 2015 Regular Meeting.

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

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

a. CONSENT DOCKET

i. GBC 15-18

Applicant: Chris Mayes Revocable Trust
Project: TBD
Location: 1027 and 1035 South Berry Road
Request: Land Use Plan Amendment (also rezone to C-1)
Land Use: Commercial

The applicant proposes to change the residential and office designation to commercial. Platting is not required, so no public improvements or dedications are required. The parking lot and arterial streets will need to meet the required landscaping regulations. A 6 foot sidewalk will run along the north side of Lindsey Street. A 4' foot sidewalk will run on the west side of Berry Road; there will not be a sidewalk on the east side. The existing bus stop will remain. The Greenbelt Master Plan shows a high priority trail along Lindsey Street that is incorporated in the currently on-going Lindsey roadway project.

W Stenis gave the staff report; Sean Rieger was present to answer questions.

Chair Nanny said that while the plan "fits" in respect to walkways and pathways, the property holds a very unique place in its location as an important transition from commercial to residential. Sean Rieger pointed out that the other 3 corners of the intersection of Berry and Lindsey are commercial and that a large single family home will be built on the lot directly east of this project, thus prohibiting any further commercial development. The owners of the lot are aware of the proposed commercial use.

Comments:

- The Commission would like to commend the applicant for recognizing this as a unique space between commercial and residential by including a pitched roof design over the traditional flat roof building design giving the building a more "residential feel". The Commission would like to see the applicant give more consideration to creating a more pleasing transition between commercial and a long standing residential area.

ii. GBC 15-19

Applicant: Brookfield Custom Homes
Project: James Addition
Location: 4101 E Rock Creek Rd
Request: Rural Certificate of Survey
Land Use: Single family residential

The applicant is wishing to divide 26.44 acres into two tracts to allow construction of a single family house. No public improvements are required but an additional 17 foot

right-of-way is required on Rock Creek Road. No trails or greenways are proposed and none are recommended in the Greenway Master Plan.

W Stenis gave the staff report; Jason Andes, applicant representative, was present to answer questions.

Motion by G Dodson to send Consent Dockets Items GBC 15-18 forward with the above comments and GBC 15-19 forward with no additional comments; **Second** B Bruce. All approve.

b. Non-Consent Docket

i. GBC 15-17

Applicant: University Senior Living Partners LLC
Project: Cobblestone Creek Senior Community
Location: Along the west side of the Cobblestone golf community
Request: Preliminary Plat
Land Use: Residential and Senior Living Center

This is a proposal for a senior living community, urban density single family lots, a golf course and low density residential single family lots. The entire project area is approximately 25.8 acres. The project is divided into 4 major areas:

- a) The senior living facility will be located on the east side of 12th Avenue just south of the existing single family development and north of Cobblestone Creek Drive. Accompanying the request is rezoning of the senior living facility lot to Planned Unit Development.
- b) There will be urban density residential lots east of the senior living facility along the west boundary of the golf course.
- c) The existing golf course will remain and is identified as open space.
- d) There will be 8 large lots for low density residential development adjacent to 12th Avenue SE and south of Cobblestone Creek Drive. Previously a final plat was approved but not finalized - Cobblestone Creek Addition Block 6. It included a note that sidewalks would be constructed adjacent to each lot with building permits. No changes are proposed for this area.

No greenway opportunities are shown in the 2012 Greenways Master Plan, Appendix A, page 2, however sidewalk continuity is not shown adjacent to the open space to connect the residential lots east and west of the golf course.

W Stenis gave the staff report; Sean Rieger was present to answer questions.

Comments:

- The Commission would like to commend the applicant for the integration of the existing golf course with the senior community facility and for taking the pedestrian traffic into account in the design.

Motion by B Bruce to send the Non-Consent Docket Item GBC 15-17 forward with the above comments; **Second** G Dotson. All approve.

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**ITEM NO. 5 BEING: Discussion of priority trails proposal.**

Chair Nanny reported that the Community Planning and Transportation Committee had received the priority trails proposal favorably and gave feedback. The ad hoc committee has requested to meet with the Public Works and Parks Departments to settle some general route issues. Staff will set up a meeting time for next week.

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ITEM NO. 6 BEING: Miscellaneous Comments.

The next meeting will be August 17th.

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**ITEM NO. 7 BEING: Adjournment.**

The meeting adjourned at 6:55 p.m.

Passed and approved this 18<sup>th</sup> day of August, 2015.

  
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Mark Nanny, Chair