

**GREENBELT COMMISSION
MINUTES OF
October 19, 2015**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 19, 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
Richard McKown
Mark Nanny
Karl Rambo
Lindsay Vidrine

MEMBERS ABSENT:

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:

George Marquez, P.E.
Sean Rieger
Devin Grunder

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ITEM NO. 3 BEING: Approval of the Minutes from the September 21, 2015 Regular Meeting.

Motion by L Vidrine 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 15-27

Applicant: Chickasaw Nations Industries, Inc.
Project: Corporate Addition 1
Location: The end of John Saxon Boulevard
Request: Preliminary Plat
Land Use: Industrial

This proposal is for a preliminary plat of approximately 3 acres to create 1 lot for a 25,000 square foot office building. The building will be similar to the existing building to the north. No trails or greenways are proposed, with the GMP showing none on the property or adjacent.

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

ii. GBC 15-28

Applicant: Sweetgrass Communities, Inc.
Project: Red Canyon Addition
Location: West side of 12th Ave NE and north of Tecumseh Road
Request: Land Use Plan Amendment
Land Use: Residential and Commercial

The applicant proposes a preliminary plat of approximately 61.67 acres to increase the number of single family residential lots and decrease the amount of commercial use previously approved. The change affects about 16 acres of the entire preliminary plat. Sidewalks will be provided adjacent to each lot and along arterial roads. The GMP shows trails along 12th Ave and Tecumseh Road adjacent to the property.

W Stenis gave the staff report; a representative was not present to answer questions.

iii. GBC 15-30

Applicant: 77 Storage Place
Project: 77 Storage Place
Location: 3724 Classen Blvd
Request: Preliminary Plat
Land Use: Industrial

The applicant proposes a revised preliminary plat of approximately 1.1 acres for an expansion of the current facility. Public sidewalks are not required on industrial projects. The GMP does not show any trails or greenway on or adjacent to this project.

W Stenis gave the staff report; D Grunder was present to answer questions.

- iv. GBC 15-31
 - Applicant: C.A. McCarty Construction, LLC
 - Project: Woodcrest Estates Plaza
 - Location: NE Corner of Rock Creek Rd and Porter Ave
 - Request: Preliminary Plat
 - Land Use: Residential and Commercial

This proposal is for a preliminary plat of approximately 6.83 acres for commercial, office and multi-family uses. Office will occupy the north-central part of the property with the retail uses on the south and west sides. Parking lot landscaping, sidewalks and detention will be provided as required. The GMP shows Trail LR-5 on the south side of Rock Creek Road, which has been constructed, and Trail WC-3 adjacent to the east side of this project.

W Stenis gave the staff report; George Marquez was present to answer questions.

Motion by K Rambo to send the Consent Docket forward with no comments; **Second** G Dotson. All approve.

b. NON-CONSENT DOCKET

- i. GBC 15-29
 - Applicant: Shops at University North Park, LLC
 - Project: Shops at Tecumseh Crossing
 - Location: South side of Tecumseh Road and west of 24th Ave NW
 - Request: Land Use Plan Amendment
 - Land Use: Commercial and Industrial

The applicant proposes a land use plan amendment from industrial to commercial of approximately 7.53 acres to construct commercial shops. Sidewalks will be provided adjacent to the arterial roads. The GMP shows Trail TG-7 along Tecumseh Road and a high priority trail along 24th avenue adjacent to the property.

W Stenis gave the staff report; no one was present to answer questions.

S Connors explained to the Commission that this project was not part of University North Park (UNP). The current UNP PUD does not allow commercial uses north of Rock Creek Road, and ends at the north curve of 24th NW, except for a strip (panhandle) at the north east tip of 24th NW that abuts Tecumseh Rd.

The Commission agreed that they would like to see the west side of 24th NW have a 10 foot sidewalk due to the planned residential area north of Rock Creek and for ease of access from Rock Creek to Tecumseh Rd.

Motion by D Brown to send Item GBC 15-29 forward with the above recommendation;
Second G Dotson. All approve.

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ITEM NO. 5 BEING: Announcements.

Chair Nanny announced that he will be presenting the Greenbelt Priority Trails Proposal to the Comprehensive Planning and Transportation Committee on Thursday at 4:00 in the Municipal Building Study Session Room. Karl and Richard also plan on attending.

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ITEM NO. 7 BEING: Adjournment.

The meeting adjourned at 6:50 p.m.

Passed and approved this 16th day of November, 2015.

Mark A. Nanny
Mark Nanny, Chair