

**GREENBELT COMMISSION
MINUTES OF
January 27, 2014**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on January 27, 2014, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

- *Some sections of the meeting tape are inaudible, including individual attributions.*

ITEM NO. 1 BEING: CALL TO ORDER.

Chair Mark Nanny called the meeting to order at 6:30 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT: Donna Brown
Bob Bruce
Jim McCampbell
Richard McKown
Mark Nanny
Mary Peters
Karl Rambo

MEMBERS ABSENT: Sarah Smith

STAFF MEMBERS PRESENT: Susan Connors, Director of Planning &
Community Development
Wayne Stenis, Planner II
Drew Norlin, Subdivision Coordinator

GUESTS ATTENDING: Ross Morris

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ITEM NO. 3 BEING: Approval of the Minutes from the December 16, 2013 Regular Meeting.

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

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ITEM NO. 4 BEING: Election of Officers for 2014

Motion by K Rambo for M Nanny for chair; **Second** by J McCampbell. All approve.

Motion by M Nanny for K Rambo Co-Chair; **Second** by J McCampbell. All approve.

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ITEM NO. 5 BEING: Review of Greenbelt Enhancement Statement Applications.

a. CONSENT DOCKET

i. GBC 14-1

Applicant: Billy R Loch, Sycamore Acres Addition
Location: Broadway and Indian Hills Road
Request: Preliminary Plat (Low Density Residential)

The applicant is proposing a preliminary plat that would divide a 10-acre parcel into one 6-acre lot and one 4-acre lot for residential use. This request would also require a rezoning from A-2 to A1.

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

ii. GBC 14-2

Applicant: Nicholas Robert Corp., Wired Lofts at Tonhawa
Location: 213 E Tonhawa Street
Request: Land Use Plan Amendment (Townhouses)

This application proposes a land use plan amendment from low density residential to high density residential to allow for the construction of a 3-unit townhouse. This project would also require a rezoning from CO to R3.

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

Motion by D Brown to send item GBC 14-1 and GBC 14-2 on the Consent Docket forward as presented. **Second** M Peters. All approve.

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b. NON-CONSENT DOCKET

i. GBC 14-3

Applicant: Shay Development – Stone Lake Addition
Location: Lindsey Street between 36th Ave SE & 24th Ave SE
Request: Preliminary Plat (Low density residential subdivision)

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

This application is for a preliminary plat for a 52-lot residential subdivision.

K Rambo stated that this was another proposed closed loop neighborhood where there is no way for people to move from one neighborhood to another.

Ross Morris stated that the existing pond would be expanded into a retention pond and would allow water to pass through to an adjacent property owner's pond. Due to the retention properties of the pond, there would be no public recreational use of the area. There will be a sidewalk on the road side of the retention pond with 4-foot sidewalks in the interior roadways.

K Rambo said that he would like it pointed out to the Planning Commission that if there was a revision of Summit Valley that would result in a connection on the north side, that needs to be accounted for when thinking of this addition.

R McKown pointed out that the development was designed with random sized lots. He suggested possibly making the larger lots 4-5 feet smaller in order to allow the design some meaningful open space. He suggested following the contour of the pond and designing the development with a little more pizzazz that could make the neighborhood more marketable.

It was also mentioned that the City could be encouraged to expand the 5 foot sidewalk along Lindsey to connect with the area to the west.

Motion by D Brown to send item GBC 14-3 forward with the Commission's suggestion that:

1. The Greenways 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;

2. The Greenways Master Plan identifies trails on adjacent undeveloped parcels to the north and east. Access from this development to those trails should be incorporated as possible;
3. The Commission recommended the Summit Valley development (to the south) provide pedestrian access to the north (subject tract). If that was done, a connection is recommended from Stone Lake Addition;
4. The Commission recommends reducing the lot sizes to accommodate meaningful open space; and
5. The Commission recommends that chicanes be incorporated into the street design to provide additional green spaces, landscaping and traffic calming.

Second by R McKown. All approve.

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ITEM NO. 6 BEING: Miscellaneous Discussion.

Chair Nanny said that he sent the letter regarding ideas to promote greenbelts to Mayor Rosenthal, Council Member Jungman, and Council Member Griffith. Council Member Jungman had responded with an invitation to attend the February 24th meeting of the Community Planning and Transportation Committee. S Connors stated there may be a conflict with this meeting, but would keep the Commission posted. After further discussion, it was decided to request an invitation for the March 24th meeting.

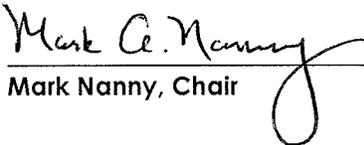
Chair Nanny would like to develop a sub-committee that could work on a presentation for this meeting. He requested R McKown jot down a few sentences to cover what the Commission is ready to see done. Feb 10th was chosen as the date to meet with R McKown, S Connors and M Nanny at 10:00. Any details that any Commissioner would like incorporated can be e-mailed to Chair Nanny.

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ITEM NO. 7 BEING: Adjournment.

The meeting was adjourned at 7:45 p.m.

Passed and approved this 17th day of February 2014.



Mark Nanny, Chair