

**GREENBELT COMMISSION
MINUTES OF
September 15, 2014**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on September 15, 2014, at 6:00 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.

ITEM NO. 1 BEING: CALL TO ORDER.

Chair Mark Nanny called the meeting to order at 6:05 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 Vadrine
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: Charles Duncan
Robert Jackson
Todd D'Amico

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ITEM NO. 3 BEING: Approval of the Minutes from the August 18, 2014 Regular Meeting.

Motion by G Dotson for approval; **Second** by B Bruce. All approve.

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

a. CONSENT DOCKET

- i. GBC 14-21
Applicant: Robert & Catherine Jackson
Location: Southeast of Stella Road & 132nd Ave NE
Request: Rural Certificate of Survey
Land Use: Residential

This project consists of 54 acres. The applicant wishes to create 2 lots – 20 acres and 33.93 acres. The 2012 Greenways Master Plan shows no proposed trails in the vicinity of the project area and the applicant indicates no intent to provide for trails.

Wayne Stenis gave the staff report. The applicant, Robert Jackson, was present to answer questions.

- ii. GBC 14-23
Applicant: Legacy Trail Apartments LLC
Location: 3219 W Rock Creek Road
Request: Land Use Plan Amendment
Land Use: High Density Residential

This project consists of 9.85 acres and the applicant is proposing an apartment complex. The land is currently vacant.

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

After the Commission discussed this application, the following comments are to be forwarded:

The Commission is concerned about the type of fencing/access between the east side of the complex and the City park area. The design shown maximizes revenue at the expense of quality of life. The Commission would suggest redesigning the east end to maximize the existing park area and greenspace. The Commission applauds the proposed bike sharing facility and would suggest it be located at the east end and integrated with the City trail.

- iii. GBC 14-24
 - Applicant: Charles Duncan
 - Location: 501 E Robinson Street
 - Request: Preliminary Plat
 - Land Use: Nursing Home

The applicant proposes a preliminary plat for a nursing home. The nursing home was developed many years ago but has been vacant for more than 2 years, thus losing its non-confirming status due to Code changes. To maintain their State of Oklahoma licensing, and keep the use active, they must also renovate the existing facilities, plat and rezone the lot. The current R-2 zoning would not allow a nursing home, thus the request to rezone to RM-6.

Wayne Stenis gave the staff report. Charles Duncan was present to answer questions.

Mr. Duncan clarified that there are no plans to demolish the structure as stated in the staff report.

Motion by B Bruce to send Consent Docket Items 14-21, 14-23 and 14-24 forward with the comments on Item 14-23 as shown above. **Second** by D Brown. All approve.

b. NON-CONSENT DOCKET

- i. GBC 14-22
 - Applicant: Elsey Properties
 - Location: 401-435 Page Circle
 - Request: Land Use Plan Amendment, Preliminary Plat
 - Land Use: High Density Residential

The project consists of 4.2 acres and the intended use is for 555 dwelling units housing a 915- bed complex with an attached structured parking garage including bike parking.

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

The Commission aired concerns about the loss of greenspace close to campus and the loss of mature trees. Concerns were also expressed about the bottle necked ingress and egress and the safety concerns this type of design would promote.

After a lengthy discussion on the application, the Commission asked that the following comments be forwarded:

- *The Commission aired concerns about egress and of traffic and pedestrian safety through the surrounding neighborhoods.*
- *The Commission asked that:*
 - *The final design includes widening of the alley between Page Street and Boyd to include 6 foot sidewalks.*
 - *Parallel parking and trees be added on the west and south sides to buffer pedestrians from street traffic.*
 - *Balconies be added to the exterior upper floors on the west and south sides.*
 - *The west and south buildings have active fronts.*
- *The Commission also asked that a tree inventory be done and replacement trees of significant caliper be used.*

Motion by J McCampbell to send item GBC 14-22 forward with the above comments. **Second** by G Dotson. The motion passed with a vote of 7-0, with K Rambo and M Nanny abstaining. The two abstentions said they were so uncomfortable with the proposal that they couldn't recommend forwarding the project as proposed to the Planning Commission.

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ITEM NO. 5 Miscellaneous Discussion.

Colin Zink was introduced as the new Ward 2 Commissioner.

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ITEM NO. 6 BEING: Adjournment.

The meeting was adjourned at 7:15 p.m.

Passed and approved this 21st day of October 2014.



Mark Nanny, Chair