

**GREENBELT COMMISSION
MINUTES OF
October 20, 2014**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 20, 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: Bob Bruce
 George Dotson
 Jim McCampbell
 Richard McKown
 Mark Nanny
 Karl Rambo
 Lindsay Vidrine

MEMBERS ABSENT: Donna Brown
 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: Sean Rieger
 Jason Emmett
 Brian Coon
 Ellen Fitzsimmons

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ITEM NO. 3 BEING: Approval of the Minutes from the September 15, 2014 Regular Meeting.

Motion by G Dotson for approval; **Second** by J McCampbell. All approve.



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

a. CONSENT DOCKET

- i. GBC 14-25
Applicant: Sunny Properties, LLC
Location: Approximately 800 feet south of Alameda Street
on the east side of Triad Village
Request: Preliminary Plat
Land Use: Commercial

This application is for a Preliminary Plat for 2 lots to allow for a day care center and offices. The project will incorporate parking lot landscaping, open space and sidewalks. Bike parking and a bike sharing program are included.

Wayne Stenis gave the staff report. Jason Emmett, project engineer, was present to answer questions.

The Greenways Master Plan shows no recommendations adjacent to or within the project area.

- ii. GBC 14-26
Applicant: Inland American Communities Acquisitions, LLC
Location: 333 E Brooks, north of Brooks St., west of BNSF
Railroad and east of Trout St.
Request: Land Use Plan Amendment & Preliminary Plat
Land Use: Residential

This application is a proposal for redevelopment of the existing Bishop's Landing Apartments into another form of multi-family housing of greater density. The flood plain areas will be developed into an open space available for public use. There will be public bike sharing space on site.

Wayne Stenis gave the staff report. Sean Rieger represented the applicant.

- *The Commission would like to commend this project for showing the possibility of having movement along the east side. They request City Council keep an eye out for other such opportunities with further development to the north of this area. The Commission also pointed out the positive aspects of the open space that will be available for public*

use and the emphasis that has been shown towards alternative transportation.

- iii. GBC 14-27
 - Applicant: Shaz Investment Group LLC & Rieger LLC
 - Location: Along 36th Ave SE, between Saxon Park & Post Oak Road
 - Request: Land Use Plan Amendment & Preliminary Plat
 - Land Use: Residential & Commercial

This project consists of 760 acres and the applicant is proposing to change the entire area from very low density residential to a mix of residential, commercial and other land uses. The project incorporates public land as well as private open space, detention ponds, greenways, equestrian trails and other pedestrian ways. They are in conformance with the Greenways Master Plan.

Wayne Stenis gave the staff report. The applicant was represented by Sean Rieger.

Mr. Rieger stated that this was a very long term project, with the first development possibly along Cedar Lane. The master plan was being presented now, but that the Commission would review each plat as it is developed.

- *The Commission wished to commend this project for the creative consideration of the Greenway Master Plan.*

Motion by K Rambo to send Consent Docket Items 14-25, 14-26 and 14-27 forward with the comments on Item 14-26 and 14-27 as shown above. **Second** by G Dodson. All approve.

b. NON-CONSENT DOCKET

There were no Non- Consent items.

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ITEM NO. 5 Miscellaneous Comments.

Susan Connors opened the floor to comments to the pro and cons of the current agenda format. A mutual decision was made to leave the format as it currently stands.

Chair Nanny presented Item 3 from the Community Planning and Transportation Committee Agenda addressing a draft resolution which would require applicants to address, in writing, the Commission's comments.

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ITEM NO. 6 BEING: Adjournment.

The meeting was adjourned at 7:30 p.m.

Passed and approved this 17th day of November 2014.

Mark A. Nanny
Mark Nanny, Chair

Item 3

GREENBELT COMMISSION COMMENTS ON DEVELOPMENT APPLICATIONS



TO: Community Planning and Transportation Committee

FROM: Susan Connors, AICP, Director, Planning and Community Development *SC*

DATE: October 17, 2014

RE: Greenbelt Commission Comments to City Council

Mark Nanny, Chair of the Norman Greenbelt Commission (GBC), made a presentation about their work to the Community Planning and Transportation Commission on March 24, 2014 to present ideas for new strategies and receive feedback for further development of these ideas. In addition, the Greenbelt Commission is interested in learning about related projects overseen by this Committee and is eager to collaborate with the Committee on areas of mutual and overlapping interests.

Mark Nanny presented the Greenbelt Commission's purpose, vision, and proposals for implementation of the Greenways Master Plan. The GBC recognizes that several boards, commissions and committees are involved as the community develops over an extended period of time, and is continuing the coordination and dialogue necessary in this teamwork effort.

As an implementation step in this process, Councilmember Jungman requested that staff prepare a draft Resolution which would require applicants to address, in writing, comments from the Greenbelt Commission as they move through the public hearing process. In addition language in the Resolution would require staff to prepare possible conditions of approval based on the GBC comments.

The draft Resolution is attached for the Committee's discussion.

office memorandum

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN,
OKLAHOMA, REQUIRING DEVELOPMENT APPLICATIONS TO
INCLUDE WRITTEN RESPONSES TO GREENBELT COMMENTS
WHEN FORWARDED TO PLANNING COMMISSION AND CITY
COUNCIL FOR RECOMMENDATION AND ACTION

- § 1. WHEREAS, the Council of the City of Norman established the Greenbelt Commission in 2003; and
- § 2. WHEREAS, the purpose of the Commission is to promote and protect the public health, safety and general welfare by creating a mechanism for providing a Greenbelt System which will include preserved open spaces, protected natural areas and greenways/trails in a system of land parcels that together will work to help maintain and preserve the beauty and livability of the City; and
- § 3. WHEREAS, the Greenbelt Commission's duties include advising the City Council on policies pertaining to the promotion, acquisition, maintenance and improvement of the green spaces, greenways and trail way systems in the City; and
- § 4. WHEREAS, all applications for a Pre-Development meeting regarding a proposed Land Use Plan amendment, a Norman Rural Certificate of Survey or Preliminary Plat shall include a Greenbelt Enhancement Statement; and
- § 5. WHEREAS, the Greenbelt Commission holds monthly meetings to consider Greenbelt Enhancement Statement applications which articulate how the principles, purposes and goals of the Greenbelt System are met by the proposed development; and
- § 6. WHEREAS, the Greenbelt Commission provides recorded comments regarding development applications that come before them at their monthly meetings and those comments are forwarded to the Planning Commission and City Council as a part of the staff report; and
- § 7. WHEREAS, the City Council desires additional input regarding the Greenbelt Commission comments from the applicant and staff.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN,
OKLAHOMA:

- § 8. That the Council of the City of Norman recognizes the need to control the future growth of the City of Norman; and, that as part of the Planning Commission and City Council packets, the applicant shall provide a written response to the Greenbelt Commission comments if any comments are provided.

- § 9. That the staff shall provide to City Council proposed amendments to the approving Resolution that could be added as conditions in response to the Greenbelt Commission comments if any comments are provided.

PASSED AND ADOPTED this _____ day of _____, 2014.

(Mayor)

ATTEST:

(City Clerk)