

**GREENBELT COMMISSION
MINUTES OF
October 15, 2012**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 15, 2012, 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.

ITEM NO. 1 BEING: CALL TO ORDER.

Chairperson Jane Ingels called the meeting to order at 6:31 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT: Bob Bruce
 Jane Ingels
 Mark Nanny
 Mary Peters
 Karl Rambo
 Sarah Smith

MEMBERS ABSENT: Jim McCampbell
 Richard McKown

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

GUESTS PRESENT: Jeffery Carlson
 Steve Eoff
 Steve Rollins

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ITEM NO. 3 BEING: Approval of the Minutes from the September 17, 2012 Regular Meeting.

Motion by S Smith for approval; **Second** by M Peters. All approve.

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

a. CONSENT DOCKET

i. GBC 12-26

Applicant: Jeffery R. Carlson (Rockin' Rose Farm COS)

Location: Approximately 2, 200 feet northeast of the intersection of Alameda Drive and 72nd Ave. NE.

Request: Rural Certificate of Survey

The applicant is proposing a certificate of survey to combine two parcels.

W Stenis gave the staff report; Jeffery Carlson was present to answer questions.

ii. GBC 12-27

Applicant: Switzer's Locker Room of Norman, LLC

Location: Approximately 1,600 feet southeast of the intersection of S.H. 9 and Classen Blvd. (aka 3180 S Classen Blvd. west side of the intersection of Renaissance Drive and South Classen Blvd.)

Request: Land Use Plan Amendment, Rezoning, Preliminary Plat

This proposal is for an expansion of an existing storage facility.

W Stenis gave the staff report; Steve Rollins was present to answer questions.

iii. GBC 12-29

Applicant: 77 Storage Place, LLC (CCC Addition, Block 2)

Location: Approximately 550 feet south of the intersection of Classen and Cedar Lane (aka 3722 S Classen)

Request: Preliminary Plat and Rezoning

This proposal is to allow for the construction of a storage facility.

W Stenis gave the staff report; Steve Eoff was present to answer questions.

iv. GBC 12-28

Applicant: Terra Verde – Trailwoods Addition

Location: Approximately 1,500 feet north and 1,500 feet east of the intersection of Rock Creek Road and 12th Ave NW

Request: Preliminary Plat

This proposal is for approval of a preliminary plat which will soon expire. No changes are being made from the earlier proposal; will remain single family residential.

W Stenis gave the staff report.

Motion by K Rambo to send the consent docket applications forward as presented;
Second by M Nanny. All approve.

b. NON-CONSENT DOCKET

i. GBC 12-30

Applicant: Terra Verde – Little River Trails Addition

Location: Approximately 1,000 feet north of Tecumseh Road on the west side of Porter Ave.

Request: Revised Preliminary Plat

W Stenis gave the staff report.

Chair Ingels referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria for the Commission to make their recommendation.

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

Y (a) Portions of the Greenbelt System are accessible to the general public.

Y (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

Y (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

Y (d) Greenways connect neighborhoods to each other and to industrial and commercial areas. **The applicant has done their part.**

Y (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

Y (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

Y (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

NA (h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

NA (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

Y (j) Permeable ground surfaces have been preserved to the extent possible.

Y (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.

NA (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

NA (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

N (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

(After discussion, K Rambo moved this item be noted as a "no"; M Peters seconded. Unanimous)

Y (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

Y (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

Y (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

Y (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

Y (s) Riparian buffers are incorporated into the Greenbelt System.

NA (t) The commercial developments have provided for pedestrian access.

Y (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

N (v) Cluster development has been utilized as a means to develop the Greenbelt System.

Y (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

Motion by M Peters to send the application forward with the approved statement;
Second by B Bruce. All approve.

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- ii. GBC 12-25
Applicant: Norman (Porter) DOP VII, LLC (Dollar General)
Location: At the northeast corner of Porter Ave and Woodcrest Drive, Lot 2, Block 2, Woodcrest Estates Plaza
Request: Land Use Plan Amendment and Rezoning

W Stenis gave the staff report.

Motion by S Smith to send the application forward with the comment that the application meets code requirements and nothing more but there is the opportunity to apply greenbelt tenets in the detention pond area; **Second** by M Peters. All approve.

ITEM NO. 5 BEING: Miscellaneous Discussion.

Chair Ingels stated that the Commission needs to decide what the next step would be to implement the Master Plan.

S Connors suggested that the Commission put together a plan of action for City Council that perhaps would identify a few simple and least disruptive trail projects. A determination would need to be made about right-of-way and easement acquisitions. Also funding requirements and resources would need to be identified.

The Commission asked S Connors to look into setting up a study session/meeting with the City Engineer, Traffic Engineer and Parks to brainstorm project ideas and to get an idea as to what the City has planned for walking/bike trails in conjunction with capital projects.

S Connors presented the 2013 meeting schedule to the Commission. Due to a City holiday, the January meeting will be moved to January 28th.

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ITEM NO. 6 BEING: Adjournment.

The meeting was adjourned at 8:35 p.m.

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Passed and approved this 19th day of November 2012.

Jane Ingels
Jane Ingels, Chairperson