

**GREENBELT COMMISSION  
MINUTES OF  
April 15, 2013**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on April 15, 2013, 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](http://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 6:31 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

MEMBERS PRESENT:                    Bob Bruce  
    Jane Ingels  
    Jim McCampbell  
    Richard McKown  
    Mark Nanny  
    Mary Peters  
    Karl Rambo

MEMBERS ABSENT:                    Steve Byas  
    Sarah Smith

STAFF MEMBERS PRESENT:            Wayne Stenis, Planner II  
    Jolana McCart, Admin Tech IV  
    Drew Norlin, Subdivision Coordinator

GUESTS ATTENDING:                    Sean Rieger  
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**ITEM NO. 3 BEING: Approval of the Minutes from the March 18, 2013 Regular Meeting.**

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

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

**Motion** by J Ingels to remove items GBC 13-7 and GBC 13-8 from the Consent Docket; **Second** by K Rambo. All approve.

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a. CONSENT DOCKET

- i. GBC 13-11  
Applicant: COYSCO, LLC  
Location: Generally located on the east side of MacDonnell Drive, south of Tecumseh Road (3530 MacDonnell Drive)  
Request: Land Use Plan Amendment and Rezoning

The applicant is proposing a change from industrial to institutional to allow a group home facility.

W Stenis gave the staff report.

**Motion** by B Bruce to send the Consent Docket forward as presented. **Second** by M Peters. All approve.

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b. NON-CONSENT DOCKET

- i. GBC 13-7  
Applicant: Park 7 Group (Park 7 Development)  
Location: On the east side of 12<sup>th</sup> Ave SE, south of Highway 9, north of E Cedar Land  
Request: Land Use Plan Amendment, Rezoning, Preliminary Plat

The applicant is proposing a site plan for an apartment complex which consists of 29 buildings, a community center and 1,217 parking spaces. The project area includes approximately 33 acres.

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

J Ingels directed questions to Mr. Rieger concerning the fencing and pipeline easement. Mr. Rieger stated that the state statute requires that buildings should be a minimum of 125 feet from the well. He also said that vertical structures

cannot be built on a pipeline easement but they can be paved for streets, parking lots, etc.

J Ingels also asked for clarification as to why Item 6 of the Enhancement Statement had been marked "n/a" when there seemed to be greenbelt and trail opportunities with the projects ponds and easements. Mr. Rieger said the complex was gated and assumed that the item referred to open public space.

**Motion** by B Bruce to send the GBC 13-7 application forward as presented;

**Second** by K Rambo. All approve.

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- ii. GBC 13-8  
Applicant: Diamond Homes (48<sup>th</sup> Avenue Cottages)  
Location: On the east side of 48<sup>th</sup> Ave NW, north of  
W Robinson Street, south of Rock Creek Road  
Request: Land Use Plan Amendment, Rezoning, Preliminary  
Plat

The applicant is proposing a site plan for approximately 45 large, single family residential lots, consisting of approximately 18 acres.

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

**Motion** by J Ingels to send the GBC 13-8 application forward, with the Commission urging the developer to make the detention pond areas an amenity to the development and asking the developer to explore opportunities for acceptable open fencing types; **Second** by B Bruce. 5 for approval with K Rambo voting against.

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- iii. GBC 13-9  
Applicant: MSDC Properties, LLC (Summit Valley Addition)  
Location: North of Highway 9, west of 36<sup>th</sup> Ave SE,  
approximately ¼ mile north of Highway 9  
Request: Preliminary Plat

The original preliminary plat was approved in 2003 and reapproved in 2008 and 2011 but was never reviewed by the GBC. The project consists of approximately 95 acres and 290 single family residential lots and 5 open space blocks are planned.

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

**Motion** by K Rambo to send the GBC 13-9 application forward, with the Commission requesting provisions be considered for multi-modal access for the northern most area of the development for future connectivity; **Second** by J McCampbell. All approve.

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- iii. GBC 13-10
  - Applicant: MSDC Properties, LLC (Bellatona Addition)
  - Location: North of Highway 9, East of 36<sup>th</sup> Ave SE, approximately ¼ mile north of Highway 9 and Lindsey Street
  - Request: Land Use Plan Amendment, Rezoning, Preliminary Plat

This request would add more commercial to the southern edge of the project. The preliminary plat is for approximately 198.78 acres.

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

**Motion** by B Bruce to send the GBC 13-10 application forward, with the following comments:

The Commission did not feel that the developer capitalized on the natural contour of the land as outlined in the Greenways Master Plan. Specifically:

- No access to the upper east side proposed trail nor the SE proposed trail;
- Central park area has only one entrance and should have access on the west end and
- SE greenway is blocked off and should allow access from the residential street.

The Commission strongly encourages the developer to revisit Section 4-2026 (Specific Principles, Purposes and Goals of the Greenbelt System) of the Greenbelt Commission Code Provisions.

**Second** by J McCampbell. All approve.

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**ITEM NO. 5 BEING: Discuss comments to forward to the Transportation Subcommittee regarding how the Greenbelt can be incorporated into the long range transportation plan.**

Chair Nanny referred to the 2 documents he had requested the Commission to review earlier in the week. He would like to gather comments from the Commissioners to be included in the Transportation Long Range Comprehensive

Plan. He is specifically seeking wording that would make the idea of putting in pedestrian pathways, greenways and greenbelts throughout Norman, particularly in the urban areas. This input can be sent to either S Connors or the Chair to be put together for the facilitator.

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**ITEM NO. 6 BEING: Discuss evaluation criteria for trail and sidewalk projects recommended for Capital improvements funding.**

Due to the late hour this item was tabled until next month.

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**ITEM NO. 7 BEING: Miscellaneous Discussion.**

J Ingels requested a copy of the PUD requirements regarding open space. She also requested information about the development review process in light of the new ordinance.

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**ITEM NO. 8 BEING: Adjournment.**

The meeting was adjourned at 8:30 p.m.

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Passed and approved this 17th day of June 2013.

Mark A. Nanny  
Mark Nanny, Chair