

**GREENBELT COMMISSION  
MINUTES OF  
June 17, 2013**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on June 17, 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:                   Jane Ingels  
  Jim McCampbell  
  Richard McKown\*\*  
  Mark Nanny  
  Mary Peters  
  Sarah Smith  
  Karl Rambo\*

MEMBERS ABSENT:                   Bob Bruce  
  Steve Byas

STAFF MEMBERS PRESENT:       Jane Hudson, Principal Planner  
  Jolana McCart, Admin Tech IV  
  Drew Norlin, Subdivision Coordinator

GUESTS ATTENDING:               Dow Hamm  
  Babette Patton  
  Gene Lavastida

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**ITEM NO. 3 BEING: Approval of the Minutes from the April 15, 2013 Regular Meeting.**

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

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

a. CONSENT DOCKET

- i. GBC 13-17  
Applicant: Gene Lavastida  
Location: Northwest corner of George Avenue and Stinson Street  
Request: Land Use Plan Amendment

The applicant is proposing a duplex on a vacant lot which has already been platted. The application is for change in the land use plan from low density residential to medium density residential to allow for the duplex. The proposal does not include any additional sidewalks. Maps in the Greenways Master Plan show there are no greenway opportunities on or near the project site.

- ii. GBC 13-18  
Applicant: 1217 South Berry, LLC  
Location: Southeast corner of Lindsey Street and Berry Avenue  
Request: Land Use Plan Amendment, Preliminary Plat

The applicant is proposing a parking lot directly south of the existing restaurant, requiring a change in the land use plan from low density residential to commercial. The Greenways Master Plan shows a medium priority trail (sidewalk) adjacent to Berry Road, which is shown on the proposal. There are no other greenway opportunities.

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

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(These items were heard in reversed order in convenience to the applicant in attendance.)

b. NON-CONSENT DOCKET

- i. GBC 13-20  
Applicant: Ashton Grove, LC  
Location: Northeast corner of Rock Creek road and 48<sup>th</sup> Avenue NW  
Request: Preliminary Plat

The applicant is proposing approval of an expired preliminary plat. The entire Ashton Grove PUD consists of approximately 160 acres; this proposal consists of the remaining 122 acres. The land use will consist of single family homes.

J Hudson gave the staff report. Dow Hamm was present to answer questions.

\*K Rambo arrived at 6:35

J Ingels asked if any of this PUD was open to the public. Mr. Hamm stated that this was a gated community with an open view, iron fence on the Rock Creek and 48<sup>th</sup> Street sides.

\*\*R McKown arrived at 6:45

**Motion** by J Ingels to send the GBC 13-20 application forward with the suggestion to the developer to consider an allowable design option for separate pedestrian walkways following ADA guidelines on any new construction; **Second** by R McKown. All approve.

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- ii. GBC 13-19
  - Applicant: Landmark Land, LLC (Montoro Ridge)
  - Location: Southwest corner of Tecumseh road and 12<sup>th</sup> Avenue NE.
  - Request: Preliminary Plat

The applicant is proposing a rural residential subdivision consisting of approximately 65 acres.

R McKown recused himself from this item.

J Hudson gave the staff report. The applicant was not present.

S Smith Left at 7:45.

**Motion** by K Rambo to send the GBC 13-19 application forward, with the following:

- The Commission suggests a pedestrian easement between lots 58 and 59 and at the southern edge of lots 23, 24 and the tip of 25.
- The Commission would like clarification on the proposed pedestrian easement as shown on the site plan between lots 42 and 43 and the proposed pedestrian trail to the City Park. The Commission recognizes that the trail to the park involves another property owner.

- The Commission would like to preserve a possibility of a walking path through the designated open space area (adjacent to lot 31) into the property currently owned by Norman Public Schools in accordance with the Greenways Master Plan, Appendices page 61, "Woodcrest Creek Key Recommendations" ;

**Second** by J McCampbell. Unanimous with R McKown abstaining.

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**ITEM NO. 5 BEING: Discuss Ordinance O-1213-32, recent changes to the development review process.**

R McKown left at 8:20.

J Hudson explained that with the old procedures, an application would need to be reviewed by the Greenbelt Commission and meet with Pre-Development before being able to turn in an application to the Planning Commission. Developers have expressed a wish to be able to make this a one application process. With the adoption of Ordinance 1213-32, if the applicant chooses, applications can be submitted to the Greenbelt Commission, Pre-Development and Planning Commission at the same time. Final Plats will be reviewed by the Development Committee and sent to Council, bypassing Planning Commission. This could shorten the review time from 3 months to 2.

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**ITEM NO. 6 BEING: Miscellaneous Discussion.**

There was no miscellaneous discussion.

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

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

Passed and approved this 15th day of July 2013.

Mark A. Nanny  
Mark Nanny, Chair