

**GREENBELT COMMISSION
MINUTES OF
August 19, 2013**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 19, 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 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: Donna Brown
Richard McKown
Jim McCampbell
Mark Nanny
Mary Peters
Karl Rambo

MEMBERS ABSENT: Bob Bruce
Steve Byas
Sarah Smith

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

GUESTS ATTENDING: Brad Worster
Neil Robinson
Tom McCaleb
Aaron Pilat
Sean Rieger

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

Motion by K Rambo for approval; **Second** by M Peters. All approve.



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

a. CONSENT DOCKET

- i. GBC 13-23
Applicant: Sooner Legends, LLC
Location: On the southeast corner of Lindsey Street
and I-35
Request: Preliminary Plat

The applicant is proposing a preliminary plat to construct a parking lot on the south side of the existing motel.

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

- ii. GBC 13-24
Applicant: Brent Swift (Rose Rock School)
Location: 1515 West Main Street
Request: Land Use Plan Amendment and Preliminary Plat

This application is for a land use plan amendment and preliminary plat to reuse the property for relocation of the Rose Rock School.

W Stenis gave the staff report. Aaron Pilat, project architect, was present to answer questions.

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



b. NON-CONSENT DOCKET

- i. GBC 13-22
Applicant: 13th North, LLC (36th Business Park)
Location: Located on the east side of 36th Avenue NW
approximately ½ mile north of Rock Creek Road
at Crail Drive.
Request: Preliminary Plat

W Stenis gave the staff report. Tom McCaleb, engineer for the project, was present to answer questions.

A PUD zoning and site plan was approved in 2008 but the preliminary plat has expired. The preliminary site plan is the same as previously approved, but the applicant is asking that commercial uses be allowed anywhere on the project rather than being limited to the west 7 acres.

This item was put on the non-consent docket for the Commission to discuss the 5 foot sidewalk requirement in the subdivision regs versus the 10 – 12 foot trail width indicated in the Greenbelt Plan.

Motion by R McKown to send the GBC 13-22 forward with the following comments: The Commission would recommend the sidewalk be extended to the Greenbelt Plan width of 10 feet. They also would recommend that City Council require the sidewalks be extended to the Legacy Trail width, with public funds, an equal distance to the north and south. The first recommendation is not contingent upon the second recommendation. **Second** by M Peters. All approve.

- i. GBC 13-25
Applicant: Parkcrest Builders Group, Ltd (student apartments)
Location: On the southeast corner of East Lindsey and Classen.
Request: Land Use Plan Amendment and Preliminary Plat

This application is to change the current land use plan designation to high density residential for construction of student apartments. According to Sean Rieger, the City Council approved the exchange of 2.13 acres of City park land for other property needed for the widening of Cedar Lane. Staff did not find additional opportunities for greenways, but since the application did involve the changing of park land from public to private, staff felt this item should be placed on Non-Consent for Commission discussion. S Connors stated that the City property would never have been developed into a park.

Motion by K Rambo to send GBC 13-25 forward as presented. **Second** by R McKown. All approve.

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ITEM NO. 5 BEING: Final review of the revised Norman Greenbelt Enhancement Statement form.

S Connors stated that the changes had been made to the document as the Commissioner's had requested at the last meeting. Links have been added to direct users to the Greenbelt Master Plan Map; clarification has been added to some of the definitions; the lead paragraph has been fine-tuned and bold text has been added to draw the applicant's attention to key points. Specific definitions of the greenbelt system, green space and trail have been added to #6 and an additional sentence has been added to #7 pertaining to how the project fits into public open spaces and parks. The list becomes the last part of the Enhancement Statement.

The Commission approved of the Statement and the form will begin being used for the September applications.

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ITEM NO. 6 BEING: Miscellaneous Discussion.

Chair Nanny asked if there was a way to keep track of what becomes of the Commission's recommendations and what exactly goes forward to the Planning Commission/City Council. S Connors stated that the statements would be included in the Planning Commission Agenda and could be found on the City website no later than the Friday before the Planning Commission meeting. She would look into a way to track implementation of the recommendations.

A GBC retreat is being planned for a fact finding/brainstorming session on ways to make Norman more open to implementing the greenbelt idea. R McKown will check into a date around the first of November.

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ITEM NO. 8 BEING: Adjournment.

The meeting was adjourned at 7:35 p.m.

Passed and approved this 18th day of November 2013.

Mark A. Nanny
Mark Nanny, Chair