

**GREENBELT COMMISSION
MINUTES OF
August 15, 2016**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 15, 2016 at 6:00 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Complex 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 6:00 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:

Michelle Cho
George Dotson
Mark Nanny
Karl Rambo
Lindsay Vidrine
Colin Zink

MEMBERS ABSENT:

Donna Brown
Bob Bruce
Chase Spivey

STAFF MEMBERS PRESENT:

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

GUESTS PRESENT:

Sean Rieger
Fred Vermillion

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ITEM NO. 3 BEING: Approval of the Minutes from April 18th and May 17th, 2016 Regular Meetings.

Motion by L Vidrine for approval; **Second** G Dotson. All approve.

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ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statements.

a. CONSENT DOCKET

- i. GBC 16-10
Applicant: 704 W Brooks, LLC
Project: Beta Theta Pi Parking Annex
Location: 704 W Brooks Street
Request: Land Use Plan Amendment
Land Use: Parking Lot

This proposal is for a Land Use Plan Amendment and rezoning for a 15 car parking lot. The lot will feature landscaping and fencing around the western and southern boundaries. The existing house and outbuildings will be removed. No changes will be made to the existing sidewalks and roadways. The Greenways Master Plan shows no trail or greenway opportunities on or near this property.

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

K Rambo said that on Section 7 of the Greenbelt Enhancement Statement, **(F)** (*adverse impacts on existing topography, drainage patterns and natural vegetation are minimized*), he doesn't think that a parking lot with 60% coverage is maximizing the impact on vegetation and on **(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.*), he did not feel the plan was in compliance with this item. He said that 60% coverage of a lot that is in non-green material is not fitting with the Commissions attempts with maintaining community standards.

S Connors reminded the Commission that they were not looking at the current zoning, but the proposed zoning of R-2.

S Rieger said that it was unfair to judge the application on the current zoning because re-zoning is why the applicant was before the Commission. He reminded them that a public trail system was nowhere near the location.

S Connor said that a parking lot has specific landscaping requirements and if this special use is granted, the lot would need to follow these requirements.

S Rieger also stated that it was unfair to take the Commission's role to judge a private greenspace/property in light of what they consider a public greenspace. He said that the design would be exceeding the parking lot requirements. He said the Commission was to only consider the public greenbelt system.

K Rambo said that they address private areas all the time. He said that the alternations and use of greenspace within urban neighborhoods, and the transformation of lots away from uses that have greenspace in them, do impact neighborhoods. He said that

this application is asking for 80/90% of the vegetation to be removed. This is within the Commissions purview.

Chair Nanny clarified that the concern was about changes to the vegetation that would occur by changing from R-1 to R-2 zoning.

S Rieger said that this is very common with a zoning change. Without allowing such changes, growth would not happen.

K Rambo said that each application is accessed on its own merit and what said changes would have on a particular neighborhood or area. Will it cause a decline in quality of the community? In well-established neighborhoods that have a history of a particular kind of environment, the Commission needs to be sensitive to that environment. He said that he did not feel comfortable agreeing to this change at this location.

L Vidrine said that this reminded her of a previous application and that while the Commission may not be able to say yes or no or have a legal say, they could add comments about what relates to the good of the neighborhood, and the City, and while not relating to a trail, there are implications to City planning. Comments would be perfectly appropriate.

Chair Nanny recalled that project and that the Commission had made comments concerning the negative design attributes and the negativity of the tree removal to the neighborhood and had added suggestions to make the project more fitting to the established neighborhood. He said that there was a definite neighborhood feel to the Boyd Street area.

In answer to questions to the lot design, S Connors said that there is a paved alley between the lots, with one way into the lot and one way out. The alley is two way. She stated that the house to be demolished is currently vacant.

Chair Nanny stated again that the concern is the transition to a huge paved area and the loss of the vegetation.

M Cho asked where the students were parking now. G Dotson said that the parking lot had been demolished to allow for expansion of the fraternity house.

Chair Nanny reminded the Commission that they are not a regulatory body, but are to make recommendations on the impacts to the City's greenspace, greenbelts and greenways. He said that the Commission can state what impact the re-zoning change will have on the neighborhood and what the Commission would recommend to maintain what is being lost by that change.

S Rieger said that the students would be parking somewhere and the lot would give them a nicely designed, landscaped, walled in area to do so.

K Rambo said that it was a choice of the fraternity to remove their own parking and expand the house. It was not up to the Commission to now make additional parking available for them.

The Commission made the following statements:

- The Commission feels that changing the zoning of this property from R-1 to R-2 will lose the residential aspect along Boyd and will begin an asphalt creep into the neighborhood.
- The Commission recommends to City Council that as much greenspace/vegetation as possible be maintained and this greenspace be maintained in accordance of community standards.
- The Commission would recommend the use of a permeable surface.

Motion by C Zink to send the above comments forward to City Council on GBC 16-10; **Second** G Dotson. The motion passed unanimously.

NON-CONSENT DOCKET

- i. GBC 16-9
Applicant: Gary D. Nabors, Jr.
Project: Morning Dove Acres
Location: 96th Ave SE and Post Oak Road
Request: Rural Certificate of Survey
Land Use: Residential

This proposal is for a Rural Certificate of Survey plat for 15, 10 acre tracts, for a total of 160 acres, for single family residential. The existing buildings will remain. A Capped oil well is on the property. There will be a dedicated 17-foot roadway, utility and drainage easement adjacent to both of the section line roads. A drainage easement will be dedicated corresponding to the WQPZ boundaries. No sidewalks, road improvements or other public improvements are required. The Greenways Master Plan identifies a developer provided trail and greenway following the WQPZ across the property and a connection to the west along the southern boundary of this property.

W Stenis gave the staff report; Fred Vermillion was present to answer questions.

L Vidrine asked if the trails on the outside of the lot were existing? Chair Nanny said no, and they were listed as "blue" trails, which are private developer trails. He also stated that the consultant had shown trails along creeks and streams that would likely never be established. But the Commission needed to think ahead and consider the possibility of future development.

Fred Vermillion said that generally the lots along 96th will be for sale; lots 9,10,11,12,14,15 would be kept as one big lot. He will be submitting a new plat to show the redesigned large lot.

The Commission wishes to point out that there are 2 developer provided trail opportunities (Blue trails) along streambeds on the one large lot. If the owner decides to break up this lot for future development, the Commission would review the application again for connectivity possibilities.

Motion by K Rambo to send GBC 16-9 forward with the above comment; **Second** M Cho. The motion passed with a unanimous vote.

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ITEM NO. 5 BEING: Discussion about Priority Greenbelt Trails System.

Chair Nanny said he had given a presentation of the Priority Trail Proposal to the City Council Study Session on May 20th. He said that it was very well received and is scheduled to go before City Council for approval at the August 23rd meeting. If not at this meeting, September 13th would be the next opportunity.

S Connors said that after City Council approves the priority plan, the focus should be to get those comments made by City Council into the recommendation comments as reminders of their approval and support.

Chair Nanny asked if there was a way to become more proactive on how to implement trails. S Connors said that they could look at an alignment that makes sense. Funding and staff is always an issue.

G Dotson asked if there was a section of trail along Highway 9 and if so, what kind of trail it would be and where it would be? S Connors asked D Norlin to check into these questions.

ITEM NO. 6 BEING: Announcements.

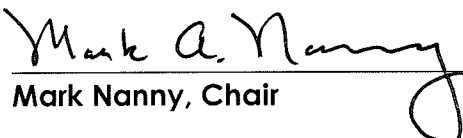
There were none.

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ITEM NO. 7 BEING: Adjournment.

The meeting adjourned at 7:10 p.m.

Passed and approved this 18th day of October, 2016.



Mark Nanny, Chair