

**GREENBELT COMMISSION
MINUTES OF
March 20, 2017**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on March 20, 2017 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 6:05.

~ ~ ~ ~ ~

ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:

Michelle Chao
George Dotson
Mark Nanny
Karl Rambo
Kendra Streeter
Lindsay Vidrine

MEMBERS ABSENT:

Samantha Luttrell
Colin Zink

STAFF MEMBERS PRESENT:

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

GUESTS PRESENT:

Mike Dawson
John LeForce
Sean Rieger

~ ~ ~ ~ ~

ITEM NO. 3 BEING: Approval of the Minutes from February 20, 2017 Regular Meeting.

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

~ ~ ~ ~ ~

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

a. CONSENT DOCKET

- i. GBC 17-8
Applicant: David Price
Location: S17, T9N, R3W; bound by Tecumseh Rd., Rock Creek Rd., 60th Ave. NW & 72nd NW
Request: Rural Certificate of Survey
Land Use: Residential

The applicant proposes a rural certificate of survey to allow 5 tracts of less than 40 acres each. The area for the COS is approximately 110 acres to be divided into one 30 acre tract and four 20 acre tracts. There are no parks or schools within ½ mile of the project. The Greenways Maser Plan does not show greenways on or adjacent to this site.

- ii. GBC 17-11
Applicant: Tecumseh Road Business Park, LLC
Location: Along Tecumseh Drive within the Tecumseh Road Business Park
Request: Land Use Plan Amendment & Preliminary Plat
Land Use: Commercial and Industrial

The applicant proposes a Land Use Plan Amendment and preliminary plat to allow both commercial and industrial uses. The area is approximately 20 acres. The area under revision does not have frontage on either Tecumseh Road or Flood Avenue. The site plan illustrates parking lot landscaping and open spaces. The Greenways Master Plan does not show trail or greenways on or adjacent to this site.

Motion by K Rambo to send GBC 17-8 and GBC 17-11 forward with no comments;
Second G Dotson. All approve.

b. NON-CONSENT DOCKET

- i. GBC 17-9
Applicant: C & P OK Investments
Location: NE Corner of 48th SE & SH 9
Request: Land Use Plan Amendment, Preliminary Plat
Land Use: Residential & Commercial

The applicant proposes a land use plan amendment and preliminary plat to allow the construction of a single family residential subdivision with local commercial at the southwest corner. The 210 acre development incorporates pedestrian ways, greenways, stormwater detention and connection to the trail along SH 9. The Greenways Master Plan shows a high priority trail along SH9 and a developer provided trail along 48th Ave adjacent to this project. There are internal open spaces and

greenways provided for the residents of the subdivision, as well as an opportunity to connect to the SH 9 multi-modal path. The commercial area would consist of a restaurant, small office and retail space.

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

The Commission commented on the overall attention given to the greenway plan, the innovative use of the "treatment trains" to diminish siltation, the use of an open street design, and the sensitivity shown to the greenspace in the WQPZ. The Commission also noted that they could see no opportunity for linkage with the surrounding neighborhoods.

Motion by K Rambo to send GBC 17-9 forward with the above comments; **Second** M Chao. All approve.

- ii. GBC 17-10
Applicant: Asp Street Investment LLC & 329 Partners II Limited Partnership
Location: NW Corner of Boyd St. & Debarr Ave.
Request: Preliminary Plat
Land Use: Commercial, Office, Parking

The applicant proposes a preliminary plat to allow the construction of a new mixed use high rise structure at the northwest corner of Boyd and Debarr, with ground floor commercial and upper floor office space. A vertical parking structure would provide parking for the structure and additional 180 paid public parking spaces. Legacy Trail is one block to the east on Jenkins Ave. The Greenways Master Plan shows a high priority trail along Boyd Street adjacent to the south boundary of this property, which currently does not exist. Sidewalks along Boyd and Debarr will be required public improvements with the final plat.

Motion by Michelle Chao to send GBC 17-10 forward with the following comments:

The Commission suggested that using a small open space plaza on Boyd Street would be a positive community enhancement. The Commission acknowledged the foliage planters on the east wall and saw potential for a green roof. **Second** G Dotson. All approve.

~ ~ ~ ~ ~

ITEM NO. 5 BEING: Announcements.

S Connors informed the Commission that she would be presenting the CCV FBC at the Pre-Development meeting Thursday at 6:00 in the Council Chambers. The plan would go to the Planning Commission on April 6th.

She also let the Commission know of the OU Placemaking Conference on April 3rd.

~~~~~

**ITEM NO. 6 BEING: Adjournment.**

The meeting adjourned at 7:00 p.m.

Passed and approved this 21st day of August, 2017.

  
\_\_\_\_\_

**Mark Nanny, Chair**