

**GREENBELT COMMISSION  
MINUTES OF  
October 16, 2017**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 16, 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](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 6:05.

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

MEMBERS PRESENT:

Michelle Chao  
George Dotson  
Samantha Luttrell  
Liz McKown  
Mark Nanny  
Karl Rambo  
Kendra Streeter  
Lindsay Vidrine

MEMBERS ABSENT:

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:

Tom McCaleb  
Joe Flaherty  
Brian Grassa

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**ITEM NO. 3 BEING: Approval of the Minutes from September 18, 2017 Regular Meeting.**

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

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

a. CONSENT DOCKET

- i. GBC 17-17
  - Applicant: Zella Capital, LLC
  - Location: 1000 W Rock Creek Road
  - Request: Preliminary Plat
  - Land Use: Industrial

The applicant proposes a preliminary plat to divide a platted lot into two lots, using the southeast area for an 11,000 square foot warehouse. The total area is about 6.7 acres. Currently there is no sidewalk along Rock Creek adjacent to this site but there is a sidewalk to the west. No schools or public park lands are currently within ¼ mile of the site. The Greenways Master Plan shows a proposed trail along Rock Creek Road adjacent to the subject tract. The developer will construct the sidewalk along the south side of Rock Creek Road, connecting it to an existing sidewalk to the west.

The Commission would request that the City complete the sidewalk in front of the substation, which is east of the subject tract. This would complete the south side sidewalk of Rock Creek from Industrial Blvd./24<sup>th</sup> NW to Stubbeman.

- ii. GBC 17-18
  - Applicant: Cedarwood Development Group, LLC
  - Location: NW corner of US Highway 77 and State Highway 9
  - Request: Preliminary Plat
  - Land Use: Commercial

The applicant proposes a preliminary plat to divide a vacant lot into 3 commercial lots. The total area is about 7.26 acres. Rezoning from A-2 to Commercial is also proposed. A 5-foot sidewalk will be constructed along the west side of Classen Blvd. There is no school within ¼ of a mile, but a park is located on the opposite side of the railroad tracks. There is no sidewalk along Classen north or south of this tract for connectivity. The Greenways Master Plan shows no trail or greenway opportunities.

- iii. GBC 17-19
  - Applicant: University North Park, LLC
  - Location: NW corner of Rock Creek Road and 24<sup>th</sup> Ave NW
  - Request: Preliminary Plat
  - Land Use: Commercial

The applicant proposes a revised preliminary plat to the UNP Addition to allow for additional commercial, entertainment, and restaurant uses north of W Rock Creek and W of 24<sup>th</sup> Avenue. The total area is about 50 acres. The previous PUD did not allow for commercial uses north of Rock Creek, but allowed for multi-family, industrial and office uses up to a certain percentage. This adds commercial uses and changes the

percentages. The Greenway Master Plan shows proposed trails along Rock Creek and 24<sup>th</sup> Avenue adjacent to the tract. Rock Creek Road Trail has already been constructed. This project will provide the 24<sup>th</sup> Avenue sidewalk of unknown width adjacent to the site.

**Motion** by K Streeter to send GBC 17-17 forward with above mentioned comment and GBC 17-18 and GBC 17-19 forward with no comments; **Second** G Dotson. All approve.

b. NON-CONSENT DOCKET

None.

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**ITEM NO. 5 BEING: Discussion of the Revised Greenbelt Priority Trails Proposal before being presented to the City Council's Community Planning and Transportation Committee.**

Chair Nanny will present the trails proposal at the Community Planning and Transportation meeting on October 26<sup>th</sup>, 4:30 in the Study Session Room. The date on the trails map is to be brought up to date. The meeting Agenda will be posted in the case of a quorum of the GBC.

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**Item NO. 6 BEING: Announcements.**

There were none.

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**ITEM NO. 7 BEING: Adjournment.**

The meeting adjourned at 6:35 p.m.

Passed and approved this 20th day of November, 2017.

  
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Mark Nanny, Chair