

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

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on November 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](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  
Liz McKown  
Mark Nanny  
Lindsay Vidrine

MEMBERS ABSENT:

Samantha Luttrell  
Karl Rambo  
Kendra Streeter  
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:

Sean Rieger  
Jill Jennings

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**ITEM NO. 3 BEING: Approval of the Minutes from October 16, 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 17-20
  - Applicant: Wally Kerr
  - Location: 801 36<sup>th</sup> Ave NW
  - Request: Land Use Plan Amendment
  - Land Use: Office

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

The applicant proposes a land use plan amendment to allow development of office space. The currently proposed site plan shows a parking lot adjacent to the creek; a 1-2 story office building adjacent to 36<sup>th</sup> Avenue and the required 5-foot sidewalk along 36<sup>th</sup> Avenue.

The Commission reviewed a similar project in February, 2017. Changes were made to this application due to public comments and are being resubmitted. The proposed land use is changed from retail and office to just office. The buildings were relocated from the east to the west boundary. The Commission's comment from the previous proposal: ***"The Commission is concerned about the large amount of paving on such a small lot and asks the applicant to be mindful of the possible damage to the creek bed due to runoff."*** The site development is substantially the same as the previous proposal in regards to evaluating greenway opportunities, and thus the previous comments remain relevant.

S Rieger stated that in the previous Pre-Development Meeting the neighborhood concerns were centered on the retail proposals. At the Pre-Development Meeting held last week, the neighborhood seemed more comfortable with just the office space proposal.

The Commission agreed that their previous comment was still relevant with the new proposal and wished their concerns to be passed on to the Planning Commission.

- II. GBC 17-21
  - Applicant: Campus 715 Asp, LLC; Campus 719 Asp, LLC and Campus 727 Asp, LLC
  - Location: 715, 719, and 723 Asp
  - Request: Land Use Plan Amendment
  - Land Use: Mixed Use

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

The applicant proposes a land use plan amendment to allow development of a mixed use five story building consisting of retail and parking on the ground level and residential on the upper floors. The existing apartments and parking lot will be demolished. The proposed site plan shows the structure occupying virtually the entire lot. Existing curb cut along Asp will be closed with parking access from the alley. The property will be

rezoned to Planned Unit Development and the Land Use Plan will be changed to Mixed Use. No changes are proposed to the existing sidewalk/trail.

The Greenways Master Plan shows a path along Asp adjacent to this site. The project does not propose changes to the existing 10-foot path, but does show new trees along Asp. The path connects to Legacy Trail and other neighborhood sidewalks.

**Motion** by G Dotson to send GBC 17-20 forward with the same above mentioned comment as before and GBC 17-21 forward with no comments; **Second** L McKown. All approve.

b. NON-CONSENT DOCKET

None.

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**ITEM NO. 5 BEING: Discuss and approve City Council requested change to Greenbelt Priority Trails System prior to resubmittal to City Council for approval.**

Chair Nanny shared that the Priority Trails System was well received by the CPTC (Citizens Planning and Transportation Committee) and also by the City Council at the Study Session. The Mayor did suggest that the Scissortail Trail continue up Highway 9 to 84<sup>th</sup> Street instead of 72<sup>nd</sup>. It was also suggested to remove the hashtags in the ovals and just use names for OU, Saxon, Griffin and Ruby Grant Park.

**Motion** by L Vidrine to accept the changes to the Greenbelt Priority Trails System and to send the Plan forward to City Council; **Second** G Dotson. All approve.

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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 6:45 p.m.

Passed and approved this 12th day of December, 2017.

  
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Mark Nanny, Chair