

**GREENBELT COMMISSION  
MINUTES OF  
December 18, 2017**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on December 18, 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  
Kendra Streeter  
Colin Zink

MEMBERS ABSENT:

Karl Rambo  
Lindsay Vidrine

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

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

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

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

a. CONSENT DOCKET

- i. GBC 17-23  
Applicant: 750 Imhoff, LLC  
Location: 750 W Imhoff Road  
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 mixed uses and to allow the existing signs to remain. Rezoning to SPUD (Simple Planned Unit Development) is proposed to allow additional neighborhood services on-site. The existing signage does not conform to the Sign Code but is to remain as built. Walnut Ridge Park and the OU campus are within one-half mile of the site. A multi-purpose path exists on both sides of Imhoff Road. The project does not propose additional changes to the sidewalk which is already in place. The path currently connects to trails and other sidewalks in the neighborhood. There are no other Greenbelt opportunities on this site.

- ii. GBC 17-24  
Applicant: Golden Tribe, LLC  
Location: 410,414 and 416 Park Avenue  
Request: Land Use Plan Amendment and Preliminary Plat  
Land Use: Residential

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

The applicant proposes a land use plan amendment and preliminary plat to allow for 3 duplex buildings on a single lot. A new sidewalk will be built along Park Avenue as required. The property will be rezoned to SPUD. Andrews Park and Legacy Trail are within one-half mile of the site. The Greenways Master Plan shows no paths along Park Avenue. There is flood plain, but the area is preserved from buildings but provides detention and open space to the south. There are no Greenbelt opportunities on this site.

**Motion** by G Dotson to send GBC 17-23 and GBC 17-24 forward with no comments;  
**Second** S Luttrell. All approve.

b. NON-CONSENT DOCKET

- i. GBC 17-22  
Applicant: Hollywood Corners Station, LLC  
Location: 4712 North Porter  
Request: Land Use Plan Amendment  
Land Use: Commercial

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

The applicant proposes a land use plan amendment to allow the existing uses to remain and bring the land use plan and zoning into conformance with the current use. The property will be rezoned to SPUD. The Greenways Master Plan shows a path along Franklin Road adjacent to this site. Sidewalks will not be required because platting is not proposed or required. There is an existing short sidewalk on the north side of Franklin Road. There are no sidewalks or off-street paths in any direction to provide continuity.

The subject of neighborhood discontent due to excess noise and traffic was brought up, but Chair Nanny reminded the Commission that the Commission's responsibilities are to address sidewalks, etc.

**Motion** by L McKown to send GBC 17-22 forward with no comments; **Second** S Luttrell. All approve.

- ii. GBC 17-25  
Applicant: C&P Investments, LLC  
Location: NE corner of 48<sup>th</sup> SE and State Highway 9  
Request: Land Use Plan Amendment and Preliminary Plat  
Land Use: Commercial and Residential

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

The applicant proposes a land use plan amendment and preliminary plat to allow development of a large lot residential subdivision with commercial and office use at the southwest corner. Trails will be integrated into the natural features of the project and sidewalks built with each residential lot. The property will be rezoned to PUD and the land use plan will be changed to conform to the new site plan of low density residential except for the southwest corner. Saxon Park and Washington Elementary School are within one-half mile of the site. The Greenways Master Plan shows trails along 48<sup>th</sup> SE and State Highway 9. The GES expresses the intent to follow the City's adopted GMP plan, design guidelines and conform to the WQPZ and flood plain. The site plan does not have sufficient detail to identify locations of the proposed trails.

The Commission wished to acknowledge these positive design items:

- The single-loaded streets along 48<sup>th</sup> that will prevent a solid fence wall the length of the development along the street;

- The large open space at the south of the development that will allow trail connectivity to Highway 9;
- The commitment to the WQPZ area in the southwest corner; and
- The open space at the north center of the development that will allow connectivity to the north, if and when development takes place.

**Motion** by K Streeter to send GBC 17-25 forward with the above comments; **Second** M Chao. All approve.

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

Chair Nanny said that now that the revised Trail Plan had been passed by City Council, the Commission needed to focus on how to work together with the Bike Committee, Tree Board and Parks Board long term. He plans on speaking with these groups.

S Connors reminded the Commission that the next meeting will be January 22<sup>nd</sup> due to the City Holiday on the 15<sup>th</sup>. The election of officers will be held at that time.

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

The meeting adjourned at 7:00 p.m.

Passed and approved this 2<sup>nd</sup> day of January, 2017.

  
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**Mark Nanny, Chair**