



## CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069

Tuesday, June 20, 2023 at 5:30 PM

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### MINUTES

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

#### A. Call to Order

Chair George Dotson called this meeting to order at 5:30pm.

#### B. Roll Call

##### PRESENT

Commissioner Andrew Hewlett  
Commissioner - Chair George Dotson  
Commissioner Kristina Wyckoff  
Commissioner Marguerite Larson  
Commissioner - Vice Chair Mark Nanny  
Commissioner Zach DuFran

##### ABSENT

Commissioner Rachel Wyatt-Swanson  
Commissioner Richard Bornhauser

##### STAFF PRESENT

Lora Hoggatt, Planning Services Manager  
Zach Abell, Planner I  
Whitney Kline, Admin III  
Amanda Stevens, Development Center Coordinator  
Jack Burdett, Subdivision Development Coordinator

##### GUESTS PRESENT

Gunner Joyce, Rieger Law Group, PLLC  
David Box, Williams, Box, Forshee & Bullard, P.C.  
Julie Warren, 2951 Black Locust Ct. Norman, OK  
Les White, 3340 W. Main St. Norman, OK

### C. Approval of the April 18, 2023 Greenbelt Commission Minutes

1. April 18, 2023 Greenbelt Commission Minutes

**Motion** by Mark Nanny for approval of the April 18, 2023 Greenbelt Commission Minutes;  
**Second** by Zach DuFran.

*The motion was passed unanimously, with no objection.*

### D. Review of the Greenbelt Enhancement Statement - CONSENT DOCKET

2. **GBC 23-11**  
APPLICANT

Williams, Box, Forshee, & Bullard, P.C.

LOCATION

SW Corner of 48<sup>th</sup> Ave. NW and Franklin Rd.

PROPOSAL

Certificate of Survey to build an electric substation on the property (COS – Normal Hills)

NORMAN 2025 LAND USE

Current: Very Low-Density Residential

Proposed: Industrial

3. **GBC 23-12**  
APPLICANT

Cimarron Precious Metals, Inc.

LOCATION

1001 N. University Boulevard

PROPOSAL

NORMAN 2025 Land Use Plan Amendment to remove Special Planning Area 3 designation; Rezone from Light Industrial (I-1) to a Simple Planned Unit Development (SPUD).

NORMAN 2025 LAND USE

Current: Commercial with SPA-3

Proposed: Removal of SPA-3, keeping Commercial Designation

4. **GBC 23-13**  
APPLICANT

West Franklin Holding Company, LLC

LOCATION

West of 48<sup>th</sup> Ave. NW, South of Franklin Rd, and North of W. Tecumseh Rd.

PROPOSAL

Preliminary Plat for Red Sky Ranch, a Planned Unit Development for 26.2 acres;

Rezone approximately 26.2 acres from A-2, Rural Agricultural District to PUD, Planned Unit Development.

**NORMAN 2025 LAND USE**

Current: Very Low Density Residential and Floodplain

Proposed: No change

**Motion** by Kristina Wyckoff to open for discussion; **Second** by Andrew Hewlett.

Commission Discussion:

- Commissioners discussed item GBC 23-12, Cimarron Precious Metals, making sure it was going to have sidewalks
- Jack Burdett mentioned that they can be required if they are shown on the SPUD site plan. The applicant did not have them on the site plan at this time.
- Commissioners wanted to recommend a sidewalk on the southern side of the building.
- Commissioners discussed item GBC 23-13, Red Sky Ranch, making sure it was going to have sidewalks.
- Gunner Joyce, Applicant Representative, discussed in the previous stage of Red Sky Ranch they proposed sidewalks and they will add to those as the next stage is built.

**Motion** by Kristina Wyckoff to pass the consent docket without any further comments; **Second** by Zach DuFran.

***The motion was passed unanimously, with no objections.***

**E. Review of the Greenbelt Enhancement Statement - NON- CONSENT DOCKET**

**5. GBC 23-09  
APPLICANT**

Henry and Maxine Mappes Trust

**LOCATION**

3907 E. Franklin Rd.

**PROPOSAL**

Mappes Estates Rural Certificate of Survey

**NORMAN 2025 LAND USE**

Current: Country Residential, SPA-6  
Community Separator

Proposed: No change

Commission Discussion:

- Commission discussed that this item has some areas in the floodplain and WQPZ.
- Jack Burdett clarified that the trail easement is already on the COS.

**Motion** by Kristina Wyckoff to approve this item as there are no other trail opportunities; **Second** by Andrew Hewlett.

***The motion was passed unanimously, with no objections.***

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|----------------------------|----------------------------------------------------------------------|
| 6. <b><u>GBC 23-10</u></b> |                                                                      |
| APPLICANT                  | Simple Storage, L.L.C.                                               |
| LOCATION                   | 24 <sup>th</sup> Ave SE and E Imhoff Rd.                             |
| PROPOSAL                   | Preliminary plat to create two C-2, General Commercial District lots |
| NORMAN 2025 LAND USE       | Current: Commercial                                                  |
|                            | Proposed: No change                                                  |

Commission Discussion:

- Commission had no comments regarding this item.

**Motion** by Mark Nanny to approve this item as there are no trail opportunities; **Second** by Kristina Wyckoff.

***The motion was passed unanimously, with no objections.***

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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. <b><u>GBC 23-14</u></b> |                                                                                                                                                                                                        |
| APPLICANT                  | Armstrong Bank                                                                                                                                                                                         |
| LOCATION                   | South of the SW Corner of 24 <sup>th</sup> Ave SE and Cedar Lane (Special Planning Area 7)                                                                                                             |
| PROPOSAL                   | Rezoning the existing I-1, Light Industrial District, into a PUD, Planned Unit Development District, to facilitate a mixed-use development of commercial, office, senior living, and multifamily uses. |
| NORMAN 2025 LAND USE       | Current: Mixed Use, Urban Service Area, SPA-7                                                                                                                                                          |
|                            | Proposed: Mixed-Use, Urban Service Area                                                                                                                                                                |

Commission Discussion:

- Gunner Joyce, Applicant Representative, explained that this application will be a PUD again.
- Commission discussed that there are no trail opportunities.
- Neighbors, Julie Warren & Les White, expressed their concern of how this development will interfere the traffic over in that area.

**Motion** by Zach DuFran to approve this item as there are no trail opportunities; **Second** by Kristina Wyckoff.

***The motion to was passed 5-1. Commissioner Larson voting against.***

## F. Miscellaneous Comments

- Commissioner DuFran asked about the couple of commissioners who have missed a lot and if they are still able to be on the Commission.
- Whitney Kline explained that she is keeping track of attendance.
- Lora Hoggatt read an email to the commissioners from the Planning Director, Jane Hudson. She explained that Article 21 is still with legal and that we will work on getting it back on the Greenbelt agenda.
- Commissioners expressed their wish to have more interaction with developers to discuss Greenbelt opportunities and goals.

## G. Adjournment

The meeting was adjourned at 6:18 p.m.

Passed and approved this 18 day of July 2023.

  
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George Dotson, Chair

