

**GREENBELT COMMISSION
MINUTES OF
June 21st, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on June 21, 2022 at 5:30 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 George Dotson called the meeting to order at 5:30 p.m.

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

**MEMBERS PRESENT:**

George Dotson  
Maureen Chittenden  
Mark Nanny  
Marguerite Larson  
Kristina Wyckoff

**MEMBERS ABSENT:**

Zach DuFran  
Andrew Hewlett  
Rachel Wyatt-Swanson

**STAFF MEMBERS PRESENT:**

Colton Wayman, Planner I  
Jack Burdett, Subdivision Development Coordinator

**GUESTS PRESENT:**

Gunner Joyce

**ITEM NO. 3 BEING: Approval of the Minutes from June 21, 2022 Greenbelt Regular Meeting.**

**Motion** by Maureen Chittenden for approval; **Second** by Marguerite Larson.

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

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

**CONSENT DOCKET**

**INFORMATION:** These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff

recommends that Items GBC 22-10 and GBC 22-11 be placed on the consent docket for a Finding of No Greenbelt Opportunity.

**GBC 22-10**

Applicant: Henry and Maxine Mappes Trust

Project: Mappes Estates

Location: Tracts are located at the northeast corner of 36th Avenue N.E. and E. Franklin Road

Request: Certificate of Survey; Divide approximately 40 acres into 4 tracts of 10.01 acres each for residential development

Current Zoning: A-2, Rural Agricultural District

Proposed Zoning: No change

NORMAN 2025 Land Use: Country Residential

Proposed NORMAN 2025 Land Use: No change

**GBC 22-11**

Applicant: BMH Jenkins 2022, LLC

Project: 765 Jenkins Avenue

Location: 765 Jenkins Avenue

Request: NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Mixed Use Designation; Rezone approximately 0.16 acres from R-3, Multi-Family Dwelling District to SPUD, Simple Planned Unit Development to allow for a mixed use building with retail on the ground floor and two stories of residential units

Current Zoning: R-3, Multi-Family Dwelling District

Proposed Zoning: SPUD, Simple Planned Unit Development

Current NORMAN 2025 Land Use: Low Density Residential

Proposed NORMAN 2025 Land Use: Mixed Use

**Motion** by Maureen Chittenden to approve consent docket as submitted; **Second** by Kristina Wyckoff.

Commission discussion consisted of:

- Marguerite Larson explains that she is concerned with parking in the area around 765 Jenkins Avenue. She explains that there needs to be some sort of resolution for this project.
- Gunner Joyce, representative of the applicant, explains that this proposed project is aimed at being in the spirit of Center City. He explains that the property owner is proposing a mixed-use building with apartments above, making it a walkable destination for students and nearby residents.
- Marguerite Larson still questions how people will park in the proposed building.
- Gunner Joyce states there are issues relating to this form of development that need to be addressed in the OKC metro, and that this project is no exception. He explains they are working with City staff and other parties to address the parking issues and requirements that this area has.
- Gunner Joyce explains that a potential solution might be leasing spaces for potential residents of this building.
- Marguerite Larson brings up that the majority of the available lots are used for the University of Oklahoma's staff and students.

June 21, 2022

- Mark Nanny agrees that this is the case.
- Gunner Joyce explains that the amount of parking that will be on this site will drive who will fill the space as a tenant.
- George Dotson points out that parking is not in the purview of the Greenbelt Commission.
- George Dotson explains that GBC 22-10 is required to have a twenty-foot easement in the future.

There being no further discussion, a vote on the motion was taken with the following outcome:

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

**NON-CONSENT ITEMS**

None

**ITEM NO. 6 BEING: Miscellaneous Discussion**

Miscellaneous discussion consisted of:

- Marguerite Larson asks if there are any updates since the Greenbelt Commission first met with City Council.
- George Dotson explains that there have been no updates.
- Mark Nanny states that the draft is with the Legal Department and will be presented to City Council following their review.
- Mark Nanny brings up that the proposed OTA turnpikes make this an urgent matter to ensure trails and green space are preserved.
- Kristina Wyckoff asks to see if staff can send the Greenway Master Plan Trails Recommendation Map to the Greenbelt Commission.
- Colton Wayman agrees to arrange this correspondence.
- Maureen Chittenden asks if the Greenbelt Commission can send comments as a body to the OTA to voice their opinion on recent changes to infrastructure in the OKC metro.
- Mark Nanny explains that this would not be in the Greenbelt Commission's purview. He explains that the Greenbelt Commission should reach out to City Council with issues the Greenbelt Commission has with the OTA's recent proposed infrastructure changes.
- George Dotson agrees that this is the appropriate way to go about this.

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:00 p.m.

Passed and approved this 19th day of July 2022.

  
George Dotson, Chair