



CITY OF NORMAN, OK GREENBELT COMMISSION

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

Tuesday, April 18, 2023 at 5:30 PM

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 the meeting to order at 5:30 p.m.

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 MEMBERS PRESENT

Colton Wayman, Planner I
Whitney Kline, Administrative Technician III
Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Pham Do – 2908 Twin Lake Dr. Moore, OK
Derek Harris – 11912 N. Penn Ave. OKC, OK
Chris Colijn – 1500 S. Sara Rd. Yukon, OK

C. Approval of the February 21, 2023 Greenbelt Commission Minutes.

1. February 21, 2023 Greenbelt Commission Minutes

Motion by Kristine Wyckoff for approval; **Second** by Andrew Hewlett.

The motion was passed unanimously, with no objection.

D. Review of the Greenbelt Enhancement Statements - CONSENT DOCKET

2. GBC 23-05

APPLICANT	Gary and Lynn Do
LOCATION	3360 Classen Boulevard
PROPOSAL	3360 Classen Boulevard Preliminary Plat; Plat approximately 2.22 acres for a commercial development to accommodate uses permitted in the C-2, General Commercial District
NORMAN 2025 LAND USE	Current: Industrial Proposed: No Change
LAND USE	Current: Vacant Proposed: Commercial North: Vacant West: Multi-family residential/Single-family residential South: Single-family residential East: Single-family residential/Office
ZONING	Current: C-2, General Commercial District Proposed: No Change North: I-1, Light Industrial District West: PUD, Planned Unit Development (Ordinance O-1213-56), and A-1, General Agricultural District South: A-2, Rural Agricultural District East: RM-6, Medium Density Apartment District, and RM-2, Low Density Apartment District

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

The motion was passed unanimously, with no objections.

Commission Discussion:

- Commissioner Hewlett asked applicant if they could explain more about this project.
- Pham Do explained that this project was passed by City Council in 2008 but they ended up not proceeding with it. Since then the approval has expired so he is back. Mr. Do explained they are building Sunny Side Up restaurant as well as some retail places. He also stated there is no opportunity for additional trails as there are homes on the north and south side as well as a railroad track behind it. The applicant explained a sidewalk will be constructed with this project.

3. GBC 23-06

APPLICANT

Logan Wright Foundation

LOCATION	Generally ¼ mile east of 60 th Avenue N.W. on the north side of W. Rock Creek Road
PROPOSAL	Golden Valley Ranch Certificate of Survey (COS); Divide approximately 115.49 acres into 5 tracts for residential development
NORMAN 2025 LAND USE	Current: Floodplain
LAND USE	Proposed: No Change
	Current: Vacant
	Proposed: Single-family residential
	North: Single-family residential/Agriculture
	West: Agriculture/Vacant
	South: Vacant
	East: Agriculture
ZONING	Current: A-2, Rural Agricultural District
	Proposed: No Change
	North: A-2, Rural Agricultural District
	West: A-2, Rural Agricultural District
	South: A-2, Rural Agricultural District
	East: A-2, Rural Agricultural District

4. **GBC 23-07**

APPLICANT	Hampton Homes, LLC
LOCATION	229 and 215 N. University Boulevard
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office Designation to Medium Density Residential Designation; Rezone approximately 0.32 acres from CO, Suburban Office Commercial District to SPUD, Simple Planned Unit Development, to allow for a multi-family residential development
NORMAN 2025 LAND USE	Current: Office
LAND USE	Proposed: Medium Density Residential
	Current: Vacant
	Proposed: Multi-family residential
	North: Single-family residential
	West: Single-family residential
	South: Commercial
	East: Commercial (Montford Inn)
ZONING	Current: CO, Suburban Office Commercial District
	Proposed: SPUD, Simple Planned Unit Development
	North: R-3, Multi-Family Dwelling District
	West: R-1, Single Family Dwelling District
	South: Center City Form-Based Code (Urban General)
	East: CO, Suburban Office Commercial District

5. **GBC 23-08**

APPLICANT
LOCATION
PROPOSAL

Clara and Johnny Smart
11650 E. Franklin Road
WPDS Estates Certificate of Survey (COS); Divide
approximately 79.37 acres into 7 tracts for residential
development

NORMAN 2025 LAND USE

Current: Country Residential
Proposed: No Change

LAND USE

Current: Single-family residential
Proposed: No Change

North: Single-family residential/Vacant

West: Single-family residential

South: Single-family residential

East: Single-family residential

ZONING

Current: A-2, Rural Agricultural District

Proposed: No Change

North: A-2, Rural Agricultural District

West: A-2, Rural Agricultural District

South: RE, Residential Estate Dwelling
District

East: A-2, Rural Agricultural District

Motion by Kristina Wyckoff to place items back on consent and pass the consent docket;
Second by Zach Dufran.

The motion was passed unanimously, with no objections.

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

There were no items on the Non-Consent Docket.

F. Miscellaneous Comments

- Commissioner Larson stated that the draft revisions to Article XXI are still with Legal and wanted to know when it was coming out of Legal.
- Commissioner Dotson pointed out that ODOT was going to extend trails to 72nd along Highway 9.
- Commissioners discussed wanting to plan an open house to meet with developers and City Council on how they can integrate greenspace in developments in Norman.

The meeting was adjourned at 6:04 p.m.

Passed and approved this 20 **day of** June **2023.**


George Dotson, Chair