

**GREENBELT COMMISSION  
MINUTES OF  
October 18, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 18, 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](http://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  
Mark Nanny  
Marguerite Larson  
Kristina Wyckoff  
Zach DuFran  
Andrew Hewlett  
Rachel Wyatt-Swanson

**MEMBERS ABSENT:**

Richard Bornhauser  
Maureen Chittenden

**STAFF MEMBERS PRESENT:**

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

**GUESTS PRESENT:**

Sean Rieger

**ITEM NO. 3 BEING: Approval of the Minutes from August 16, 2022 Greenbelt Regular Meeting with the strikeout of the comment from Mark Nanny stating he talked to the Mayor as this did not occur.**

**Motion** by Rachel Wyatt-Swanson for approval; **Second** by Kristina Wyckoff

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

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

**NON-CONSENT DOCKET**

Norman Greenbelt Commission  
October 18, 2022

**GBC 22-17**

Applicant: Premium Land, LLC  
Project: Redlands

Location: Along W. Indian Hills Rd between 48<sup>th</sup> Ave. NW and 36<sup>th</sup> Ave. NW

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation and Office Designation to Mixed Use Designation for approx. 79.88 acres of property.

Current Zoning: R-1, Single Family Dwelling District and CO, Suburban Office Commercial District

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Low Density Residential and Office Designation

Proposed NORMAN 2025 Land Use: Mixed Use

Commission discussion consisted of:

- Commissioner Dotson stated that this was way up on the north side of the City limits.
- Commissioner Wyatt-Swanson brought up that OTA is proposing a turnpike that may take a portion of the property.
- Sean Rieger presented to the commissioners that the lower part of the area is commercial so if OTA comes in with the Turnpike it would not interfere with the residential areas.
- Sean Rieger stated that sidewalks were accepted as trails. The sidewalks will follow along the streets and lead up to a park on the east side of the neighborhood. There is also sidewalks that go through the middle of the property in between the apartments which has stub streets that will all connect.
- Sean Rieger also stated that they have satisfied all Greenway Master Plan recommendations in that area.
- Commissioner DuFran stated he commended the applicant's efforts for meeting/accommodating the Greenways Master Plan to follow the planned trails.

**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.

**GBC 22-18**

Applicant: Subtext Acquisitions, LLC

Project: The Verve Norman

Location: North of E. Constitution St and west of Classen Blvd.

Request: Amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approx. 9.66 acres of property.

Current Zoning: C-2, General Commercial

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: High Density Residential

Commission discussion consisted of:

- Commissioner Nanny brought up that there are a lot of college students in that area and not a good way to bicycle on Classen Blvd. or 12<sup>th</sup> Ave.
- Sean Rieger stated that along their property they would be doing a 5 foot wide sidewalk.
- Sean Rieger showed that the lower portion of the property is in the floodplain and drainage will likely remain the same, depending on what Public Works requires.
- Commissioner Wyckoff asked if this will be a new build since it mimics the look of the hotel that is currently there.
- Sean Rieger responded that at the corner of Classen Blvd. and 12<sup>th</sup> Ave there is a Welcome to Norman sign and that they wanted the entrance of the apartment building to be the first thing you see when you come down that street.
- Jack Burdett stated that the plans for city sidewalks will connect from the intersection of Classen Blvd. and 12<sup>th</sup> Ave. all the way to Brooks.

**Motion** by Rachel Wyatt-Swanson to vote on both consent and non-consent items together and to pass all items; **Second** by Kristina Wyckoff.

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

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

Miscellaneous discussion consisted of:

- Commissioner Wyatt-Swanson pointed out that in the City of Norman Community Interest & Opinion Survey that the most important thing that people asked for were trails, parks and walkways as well as benches to sit on along those trails.
- Commissioners discussed wanting to do a mixer where developers can come and meet the Greenbelt Commission and hear their opinions on what they want to do and how they can work together to increase the value of the City.
- Colton Wayman explained he would get with Jane Hudson, Director of Planning and Community Development, to understand quorum requirements and whether this would be possible.
- Commissioners also discussed maybe doing a Survey that the developers could fill out with ideas and go over those results.
- Colton Wayman stated he would send the PowerPoint covering the City of Norman Community Interest & Opinion Survey results to the Commission.

#### **ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:28 p.m.

Passed and approved this 20 day of December 2022.

Norman Greenbelt Commission

October 18, 2022



George Dotson, Chair