



CITY OF NORMAN, OK GREENBELT COMMISSION

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

Tuesday, July 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 this meeting to order at 5:30 pm.

B. Roll Call

PRESENT

Commissioner Andrew Hewlett
Commissioner - Chair George Dotson
Commissioner Kristina Wyckoff
Commissioner Marguerite Larson
Commissioner - Vice Chair Mark Nanny
Commissioner Rachel Wyatt-Swanson
Commissioner Richard Bornhauser
Commissioner Zach Dufran

STAFF PRESENT

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

GUESTS PRESENT

Gunner Joyce, Rieger Law Group, PLLC
Libby Smith, Rieger Law Group, PLLC

C. Approval of the June 20, 2023 Greenbelt Commission Minutes

1. June 20, 2023 Greenbelt Commission Minutes

Motion by Rachel Wyatt-Swanson for approval of the June 20, 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-15

APPLICANT

Alliance Development Group. L.L.C.

LOCATION

East of 48th Ave. N.W., South of W. Indian Hills Rd.,
North of Franklin Rd., West of 36th Ave. N.W.

PROPOSAL

Preliminary Plat for Bridgeview at Carrington;
NORMAN 2025 Land Use Plan Amendment for a
portion of the property from Low Density Residential
to Commercial and from Future Urban Service Area to
Current Urban Service Area

NORMAN 2025 LAND USE

Current: Commercial, High Density Residential, Low
Density Residential, and Medium Density Residential
Proposed: Commercial, High Density Residential,
Low Density Residential, and Medium Density
Residential

3. GBC 23-16

APPLICANT

Shaz Investments, L.L.C.

LOCATION

South of E. Indian Hills Rd. and West of 12th Ave.
S.E.

PROPOSAL

Preliminary Plat for Indian Hills Market; NORMAN 2025
Land Use Plan Amendment from Country Residential
to Commercial and removal from Special Planning
Area 6 (Community Separator)

NORMAN 2025 LAND USE

Current: Country Residential with Special Planning
Area 6 (Community Separator)
Proposed: Commercial

4. GBC-17

APPLICANT

Shaz Investment Group, L.L.C.

LOCATION

South of E Indian Hills Rd. and East of 12th Ave. S.E.

PROPOSAL

Preliminary Plat for Shoppes at Indian Hills; NORMAN
2025 Land Use Plan Amendment from Country
Residential to Commercial and removal from Special
Planning Area 6 (Community Separator)

NORMAN 2025 LAND USE

Current: Country Residential with Special Planning Area 6 (Community Separator)
Proposed: Commercial

5. GBC-18

APPLICANT

City of Norman

LOCATION

718 N. Porter Ave.

PROPOSAL

2025 Land Use Amendment from Commercial and Office to Institutional

NORMAN 2025 LAND USE

Current: Office and Commercial
Proposed: Institutional

Motion by Rachel Wyatt-Swanson to approve items GBC-16, GBC-17, and GBC-18 on the consent docket, and move item GBC-15 to the non-consent docket; **Second** by Zach Dufran.

The motion was passed unanimously with no objections.

GBC 23-15 Commission Discussion:

- Commissioner Dufran is concerned that this property isn't keeping with the Greenway Master Plan.
- Libby Smith explained that there will be sidewalks through this multi-use property.
- Commissioner Dufran asked if there will be access points to the trail along the creek.
- Libby Smith answered and said there will be multiple spots of entry.

Motion by Rachel Wyatt-Swanson to approve this item; **Second** by Zach Dufran.

This motion was passed unanimously, with no objections.

F. Miscellaneous Comments

- Commissioner Nanny proposed his idea of setting up a meeting with developers in Norman.
- Commissioner Nanny proposed the idea of doing an online survey to reach all of the developers.
- Commissioner Wyatt-Swanson proposed that it would be a good idea for each commissioner to reach out to developers in their respective wards.
- Commissioner Nanny said that they are going to start working on the survey, and then talk to Jane Hudson and Tiffany Vrska about putting the survey on the website.

G. Adjournment

The meeting was adjourned at 5:53 p.m.

Passed and approved this 15 day of August 2023.


George Dotson, Chair