



CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Tuesday, January 21, 2025 at 5:30 PM

AGENDA

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, relation, 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS: GREENBELT COMMISSION MEETING MINUTES OF DECEMBER 17, 2024.

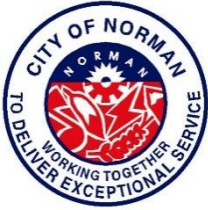
CONSENT DOCKET

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 the items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 25-01 Norman Ground Water Authority Preliminary Plat, and GBC 25-02 Land Use Amendment and Short Form Plat, be placed on the Consent Docket with a finding of no Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-01, NORMAN GROUNDWATER FACILITY.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-02, 2025 LAND USE AMENDMENT, 2710 36TH AVENUE NW.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING
Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Tuesday, December 17, 2024 at 5:30 PM

MINUTES

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in Conference Room B at the Development Center, on Tuesday, December 17, 2024 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

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, relation, 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.

Chair George Dotson called the meeting to order at 5:30 P.M.

ROLL CALL

PRESENT

- Commissioner- Richard Bornhauser
- Commissioner- Marguerite Larson
- Commissioner- Andrew Hewlett
- Commissioner- Kristina Wyckoff
- Commissioner- Chair George Dotson
- Commissioner- Vice Chair Mark Nanny

ABSENT

- Commissioner- Zach Dufran

A quorum was present.

STAFF PRESENT

- Kelly Abell, Planner I
- Amanda Stevens, Development Center Coordinator
- Jack Burdett, Subdivision Development Coordinator

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS: GREENBELT COMMISSION MEETING MINUTES OF SEPTEMBER 17, 2024.

Motion by Kristina Wyckoff for approval of the minutes from the September 17, 2024 regular meeting; **Second** by Mark Nanny.

The motion was passed unanimously with a vote of 6-0.

CONSENT DOCKET

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-22, DESTIN LANDING PHASE 2 PRELIMINARY PLAT.

Motion by Kristina Wyckoff to remove item GBC 24-22, Destin Landing Phase 2 Preliminary Plat, from the Consent Docket; **Second** by Marguerite Larson.

The motion was passed unanimously with a vote of 6-0.

GBC 24-22 Destin Landing Phase 2 Preliminary Plat

Commission Discussion:

- Kristina Wyckoff asked if a sidewalk would be installed due to proximity of the new Healthplex addition.
- George Dotson replied a sidewalk would be installed.

Motion by Kristina Wyckoff to approve item GBC 24-22, Destin Landing Phase 2 Preliminary Plat, **Second** by Mark Nanny.

The motion was passed unanimously with a vote of 6-0.

3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-23, RIDGELINE ESTATES RURAL CERTIFICATE OF SURVEY.

Motion by Marguerite Larson to remove item GBC 24-23, Ridgeline Estates Certificate of Survey, from the Consent Docket; **Second** by Kristina Wyckoff.

Commission Discussion:

- Commissioner Marguerite Larson expressed concern about the size and number of homes to be allowed. Kelly Abell stated in ordinance to be considered a Certificate of survey, each house has to be on at least 10 acre parcels.

Motion by Kristina Wyckoff to approve item GBC 24-23, Ridgeline Estates Rural Certificate of Survey, **Second** by Mark Nanny.

The motion was passed unanimously with a vote of 6-0.

MISCELLANEOUS COMMENTS

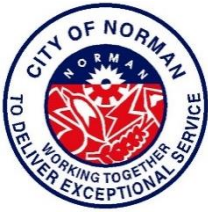
- Mark Nanny informed the Commissioners the Parks & Recreation Subcommittee Master Plan is now complete, not available to the public and will be posted online for viewing soon.

ADJOURNMENT

The meeting was adjourned at 5:57 P.M.

Passed and approved this _____ day of _____ 2025.

George Dotson, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/21/2025

REQUESTER: Norman Utilities Authority

PRESENTER: Kelly, Abell Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-01, NORMAN GROUNDWATER FACILITY.

APPLICANT: Norman Utilities Authority

LOCATION: 4020 E. Tecumseh Road

PROPOSAL: Preliminary Plat of Norman Groundwater Facility, NORMAN 2025 Land Use Amendment from Low Density Residential to Institutional Designation, and Special Use for Municipal Use.

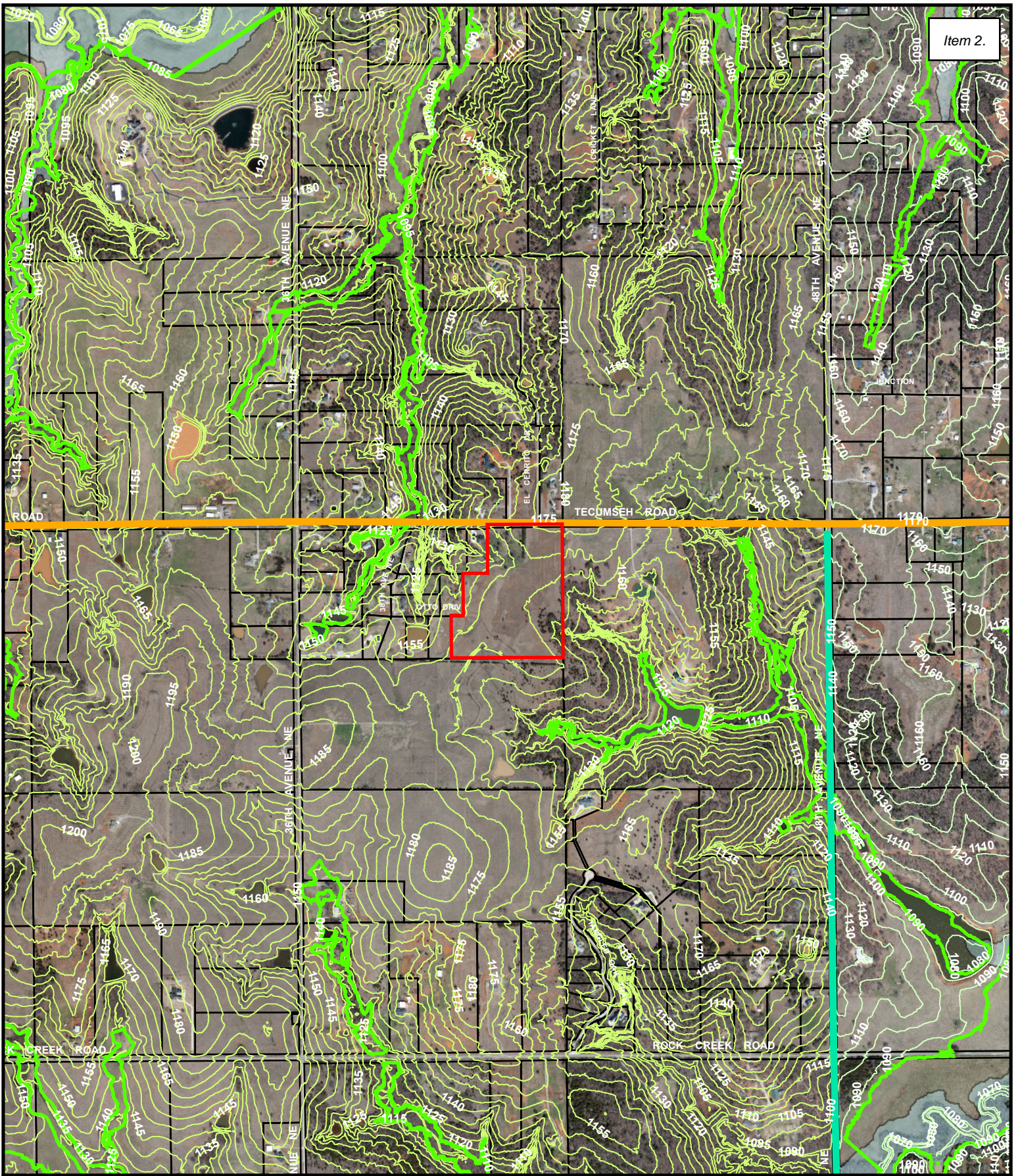
SYNOPSIS: The applicant submitted an application for a Preliminary Plat to develop a groundwater treatment facility for the City of Norman.

ANALYSIS: The subject tract is zoned RE, Residential Estate Dwelling District. The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. The area is predominantly very low density housing and agricultural uses. A portion of the subject parcel is in the Water Quality Protection Zone. There are no public water or sewer services available in this area.

The subject tract will have access from E. Tecumseh Road. E. Tecumseh Road holds the Minor Urban Arterial route designation per the Norman Comprehensive Transportation Plan. The preliminary plat requires a twenty-foot trail easement along the E. Tecumseh Road right-of-way. The trail easement will satisfy the Greenbelt requirement along the North Norman Trail.

The Greenbelt Enhancement Statement, preliminary plat, and location maps are attached.

RECOMMENDATION: Staff places this item on the consent docket for the January 21, 2025 Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.



Item 2.

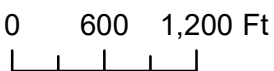
March 2023 Aerial Photography

January 14, 2025

Parcels

 10ft. Contours

 5ft. Contours



Floodway
 100yr. Floodplain
 Stream Planning Corridor

Greenbelt Priority Trails

- North Norman Tecumseh Trail
- Scissortail Trail
- South Legacy Trail
- East Norman Trails
- West Lindsey Extension
- Current & In-Progress Trails



Map Produced by the City of Norman
 Geographic Information System,
 (405) 366-5316
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

A-2
1322

A-2
1322

EL CERRITO ACRES

EL CERRITO DR

TECUMSEH ROAD

HANSMEYER ADD

RE
2299

38TH AVE NE

OTTO DRIVE

Subject
Tract

A-2
1322

A-2
1322

36TH AVENUE NE

PUD,
1718-43

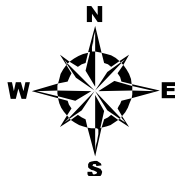
TANGLEWOODS ADD.

PUD
1011-46

Location Map





Map Produced by the City of Norman
Geographic Information System.
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in the information presented.



January 3, 2025

0 300 600 Ft.

 Subject Tract
 Zoning

Item 2.

A-2
1322

A-2
1322

EL CERRITO ACRES

EL CERRITO DR

TECUMSEH ROAD

HANSMEYER ADD

RE
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OTTO DRIVE

Subject Tract

A-2
1322

A-2
1322

36TH AVENUE NE

PUD,
1718-43

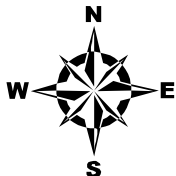
TANGLEWOODS ADD.

PUD
1011-46

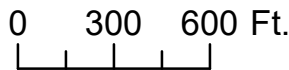
Location Map


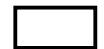


Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



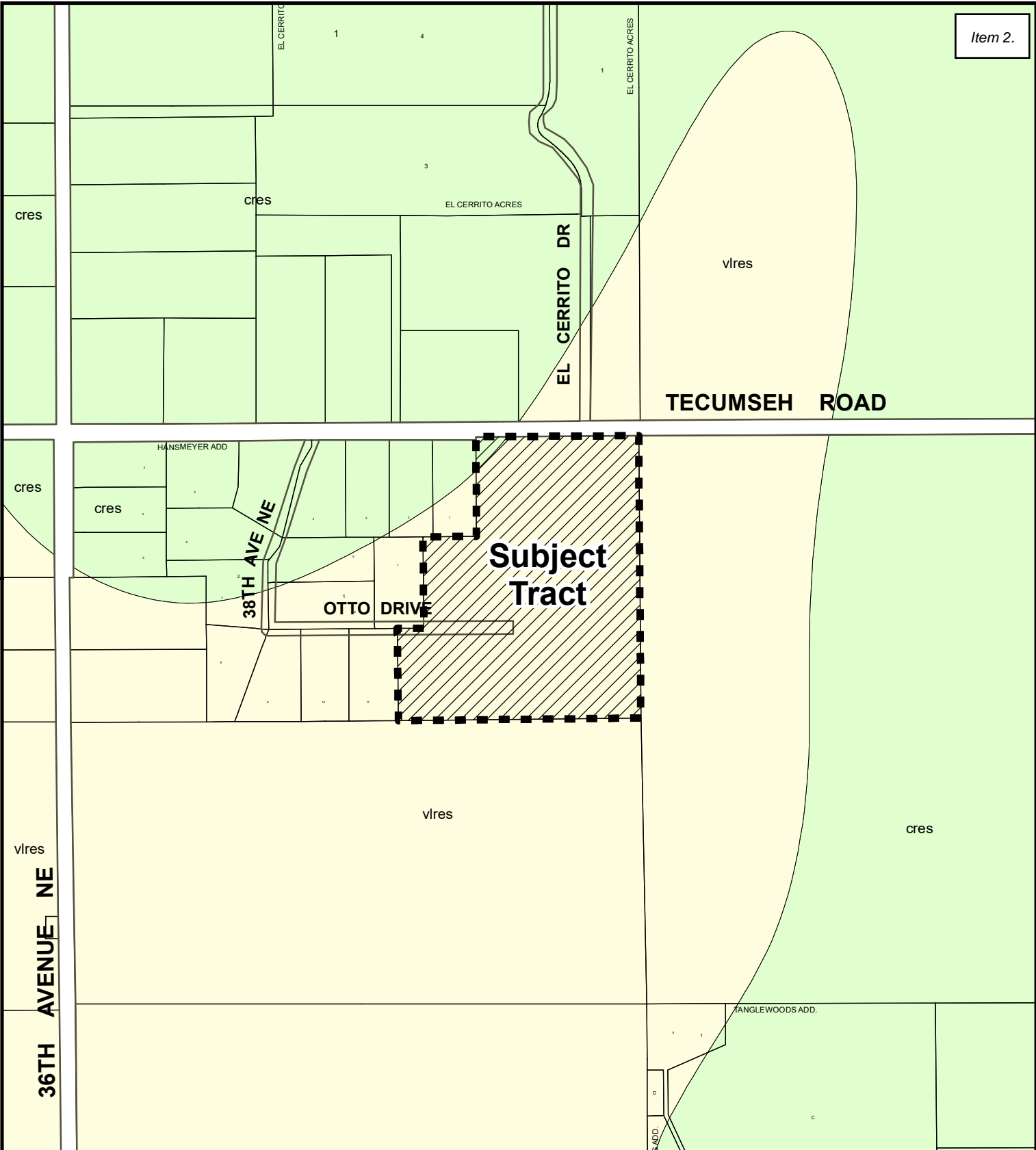
January 3, 2025



-  Subject Tract
-  Zoning

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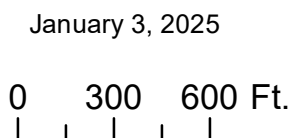
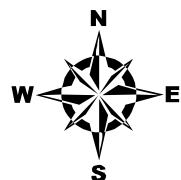
Item 2.




Norman 2025 Land Use Plan

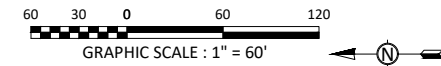


Map Produced by the City of Norman
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 Subject Tract

\\con-sb01citydept\mnts\GIS\AcGIS\10 Map Templates\Bk11_LocationMap\Acrlap10.mxd



- NOTES:**
1. REFER TO G-003 FOR ADDITIONAL NOTES.
 2. PRESERVE TREES NOT DISPLACED BY PERMANENT FACILITIES ADDED AS PART OF THE WORK IN ACCORDANCE WITH STANDARD DETAIL-262.
 3. SOIL BORING LOCATIONS ON THIS SHEET ARE APPROXIMATE. REFER TO CONTRACT DOCUMENTS FOR GEOTECHNICAL REPORT NUMBER 023037-00 PREPARED BY ENVIROTECH ENGINEERING AND ISSUED ON FEBRUARY 15, 2023.

NO.	DATE	REVISION	BY

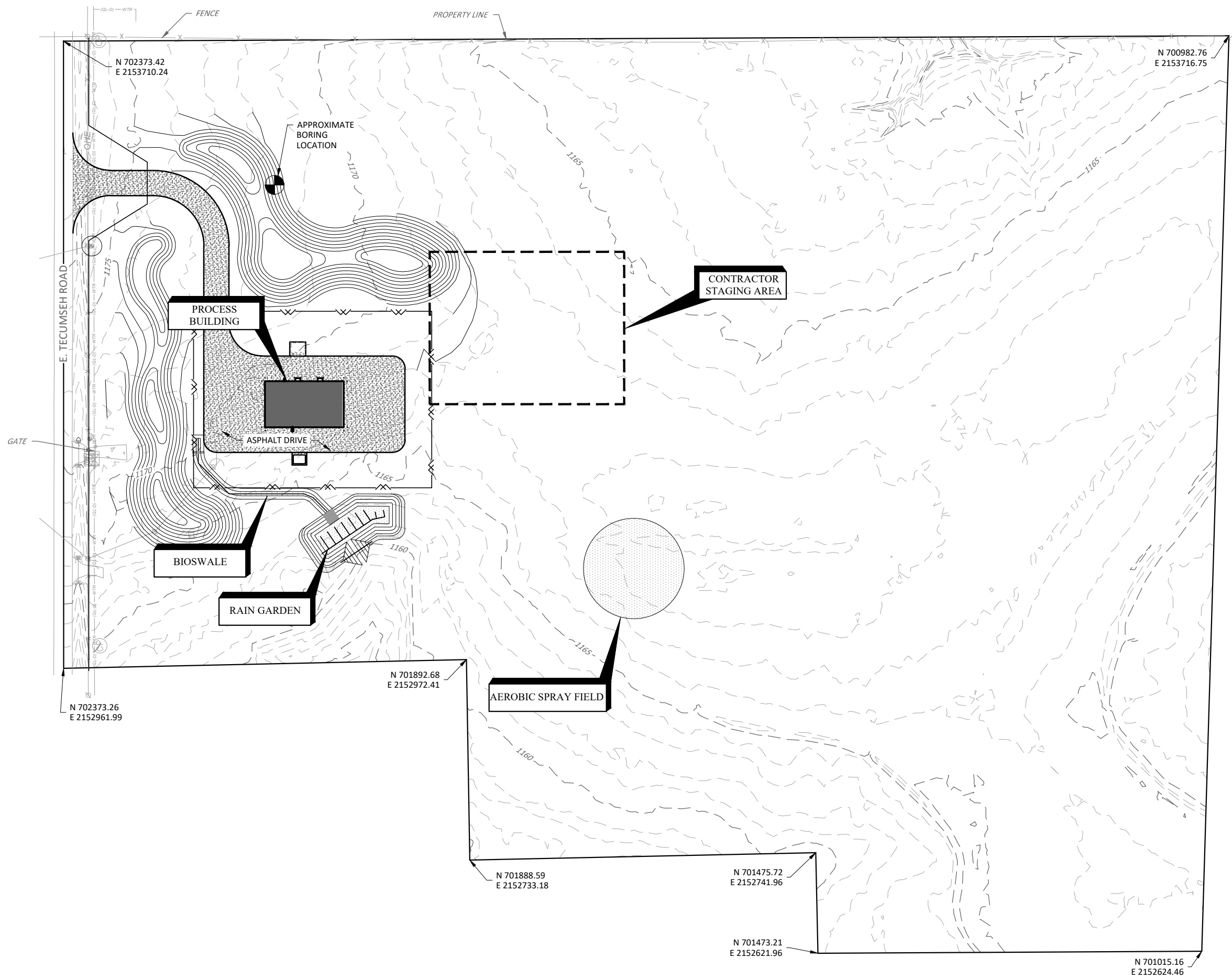
CITY OF NORMAN, OKLAHOMA
GROUNDWATER TREATMENT PLANT
GROUNDWATER DISINFECTION AND CHLORINATION
GENERAL
SITE PLAN

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JASON LAUBACHER
OKLAHOMA P.E. NO. 33527
DATE: 12/16/2024

IF THIS BAR DOES NOT MEASURE ONE INCH, DRAWING IS NOT TO LABELED SCALE

DESIGNED J. LAUBACHER
DRAWN G. SCHILLING
CHECKED _____
REVIEWED _____

Seq. _____
Dwg. No. **G-006** 10
1115-010-01

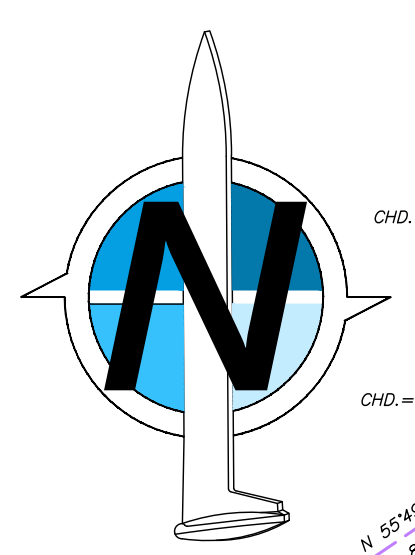


C:\Users\gschilling\OneDrive\Documents\Plummer\Associates\1115-010-01\Norman_Groundwater\Project\Files\Plummer\Sheets\General\SitePlan.dwg, SAVED: 5/1/2024 10:18 AM, SAVED BY: Gschilling, USER: Schilling, GAYON

PRELIMINARY PLAT

NORMAN GROUNDWATER FACILITY

BEING PART OF THE N/2-NW/4, SEC. 14, T9N, R2W, I.M.,
AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



PROP. DRAINAGE ESMT. DETAIL
SCALE: 1" = 60'

PRIMARY HORIZONTAL / VERTICAL CONTROL

HORIZONTAL DATUM:
ALL HORIZONTAL COORDINATE AND DISTANCE VALUES SHOWN ARE U.S. SURVEY FEET.
OKLAHOMA STATE PLANE SOUTH ZONE NAD83 (CORS96)
ALL CONTROL POINTS ARE BASED ON EXISTING CITY OF NORMAN SURVEY CONTROL.
NORMAN MONUMENT STATION NO. 386 WAS USED AS THE BASIS FOR ALL HORIZONTAL CONTROL.

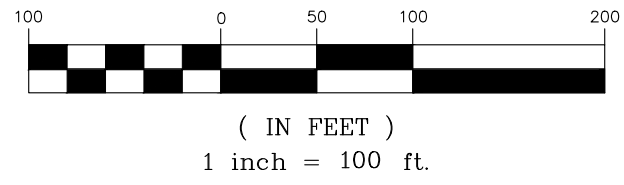
VERTICAL DATUM:
ALL VERTICAL ELEVATION VALUES ARE SHOWN IN FEET.
NAVD 88; GEOID 03
NORMAN MONUMENT STATION NO. 386 WAS USED AS THE BASIS FOR ALL VERTICAL CONTROL.

MONUMENTS:
POINT NO. NORMAN 386
DESCRIPTION: 4" BRASS CAP
N. 702499.638
E. 2156311.091
Z. 1170.63

OWNER:
NORMAN UTILITIES AUTHORITY
201 W. GRAY STREET
NORMAN, OKLAHOMA 73069

SURVEYOR:
JUSTIN SMITH, PLS
SRB, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OKLAHOMA 73104

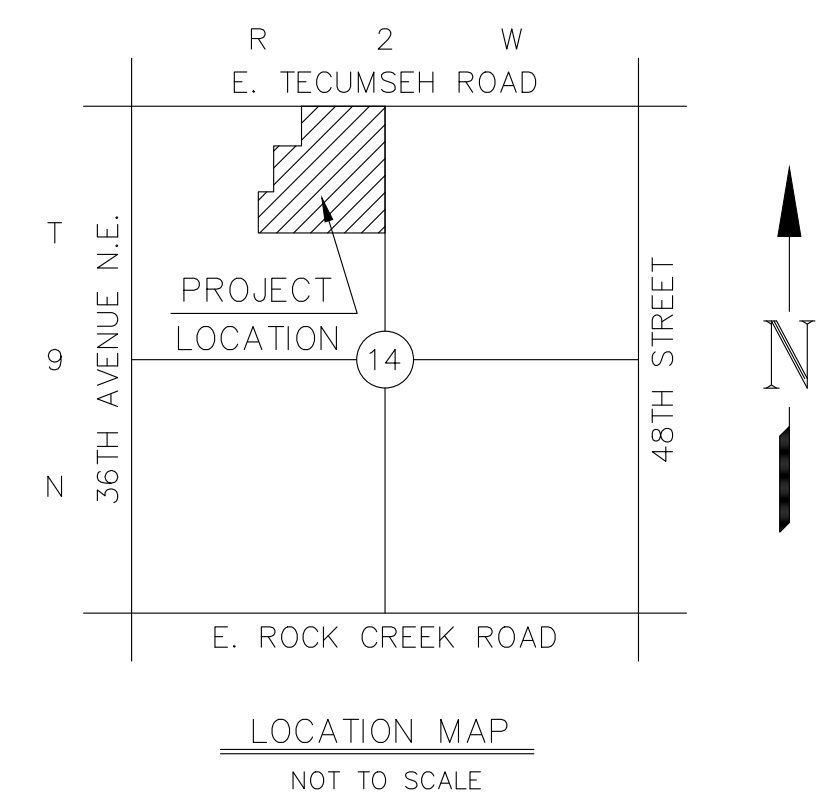
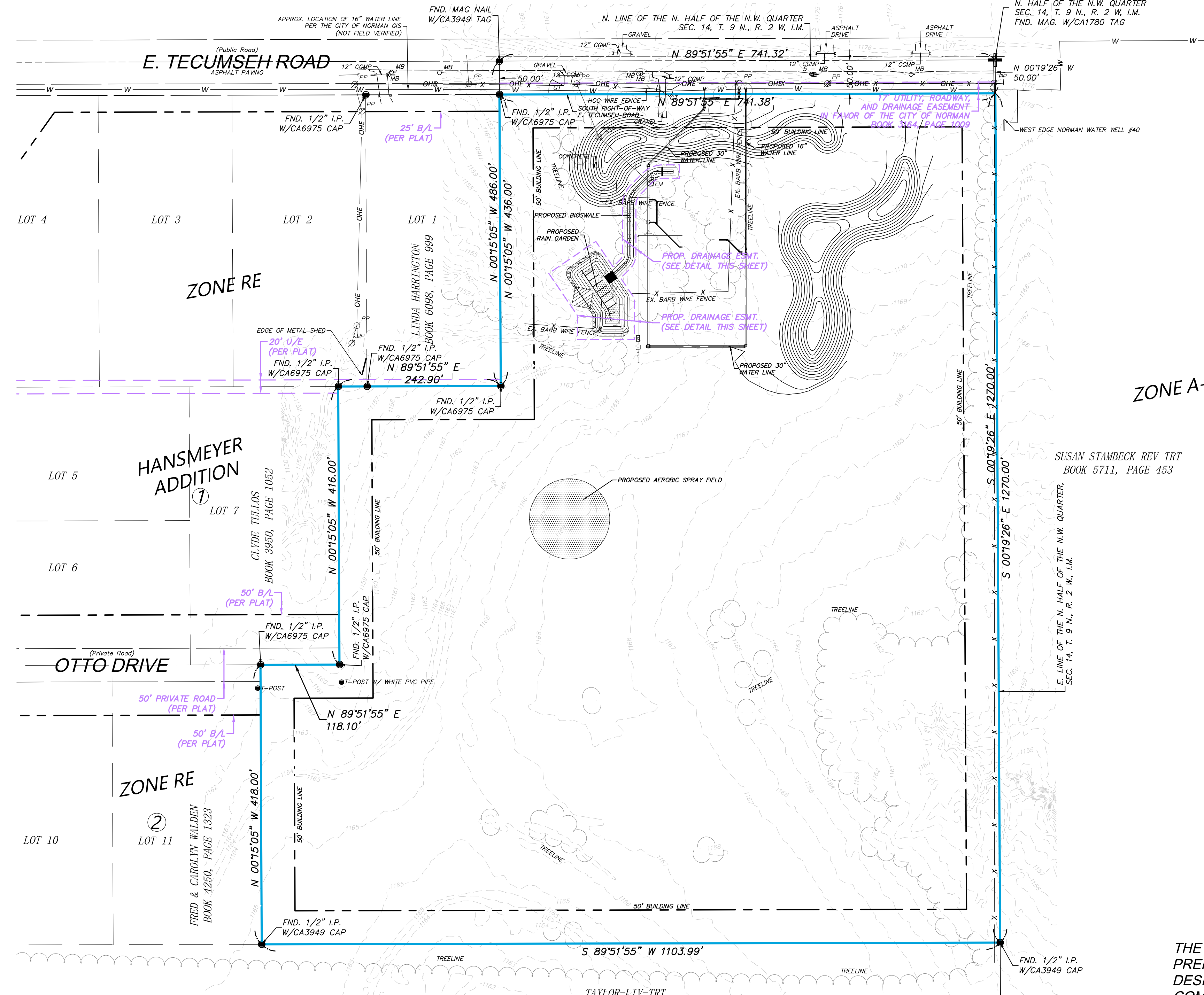
GRAPHIC SCALE



LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.P.	IRON PIN
REC.	RECORD
U/E	UTILITY EASEMENT

EXISTING ZONING - A-2 RURAL AGRICULTURAL
PROPOSED ZONING - RE RESIDENTIAL ESTATES W/ MUNICIPAL USE
GROSS AREA=28.2734
STREET R-O-W=0.8510
NET AREA=27.4224
TOTAL LOTS=1
PUBLIC LOCAL STREET= 0 L.F.



ZONE A-2

LEGAL DESCRIPTION

A tract of land being a part of the North Half of the Northwest Quarter (N/2 NW/4) of Section Fourteen (14), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said N/2 NW/4;

THENCE South 00°19'26" East, along the east line of said N/2 NW/4, a distance of 1320.00 feet to the Southeast corner of said N/2 NW/4;

THENCE South 89°51'55" West, along the south line of said N/2 NW/4, a distance of 1103.99 feet (1108.00 feet record) to the Southeast corner of Block 2, Lot 11, HANSMEYER ADDITION;

THENCE North 00°15'05" West, along the east line of said Lot 11, a distance of 418.00 feet to a point on the south line of Block 1, Lot 7, HANSMEYER ADDITION, said point also being the Northwest corner of Block 2, Lot 11;

THENCE North 89°51'55" East, along the south line of said Block 1, Lot 7, a distance of 118.10 feet to the Southeast corner of said Lot 7;

THENCE North 00°15'55" West, along the east line of said Lot 7, a distance of 416.00 feet to a point on the south line of Block 1, Lot 2, said point also being the Northeast corner of Lot 7;

THENCE North 89°51'55" East, along the south line of Block, Lots 1 and 2, a distance of 242.90 feet to the Southeast corner of said Lot 1;

THENCE North 00°15'05" West, along the east line of said Lot 1, a distance of 486.00 feet to a point on the north line of the Northwest Quarter of Section 14;

THENCE North 89°51'55" East, along said north line, a distance of 741.32 feet (747.00 feet record) to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,231,587 square feet or 28.2733 acres, more or less.

THE PRELIMINARY PLAT HAS BEEN PREPARED UNDER MY SUPERVISION & DESIGNED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND IN ACCORDANCE TO CITY OF NORMAN ORDINANCES AND REGULATIONS.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

DECEMBER 19, 2024

ENGINEERING SURVEYING PLANNING

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ **Pre-Development Case No.** _____

Applicant Name: Norman Utilities Authority Date: 1/13/2025

Contact Person: Nathan Madenwald Telephone/Fax/Email: (405) 366-5426

Name of Development Norman Groundwater Facility Area (Acres) 28.2733

General Location Tract at 4020 E Tecumseh Road being a part of the N/2 NW/4 of Section 14, Township 9 North, Range 2 West of the 1M, Cleveland County, Oklahoma.

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ; Preliminary Plat ; Rural Certificate of Survey .
- b. Proposed **Land Use:** Residential ___ Commercial ___ Industrial ___ Other Civic/Municipal

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

This property will be used as Norman's Groundwater Treatment Facility with minimal public access. +

2. Does your proposed development or project incorporate open space(s)?
Yes Yes No ___

Please check **what** type(s) of **open spaces are proposed** within your development:

- Park: ___ Yes x ___ No ___ Public ___ Private
- Open Space: x ___ Yes ___ No ___ Public x ___ Private
- Detention Pond: x ___ Yes ___ No ___ Public x ___ Private
- Parking Lot Landscape: ___ Yes x ___ No ___ Public ___ Private
- Floodplain/Creek: ___ Yes x ___ No ___ Public ___ Private

Other ~~DET~~ DETENTION POND IS ACTUALLY RAIN GARDEN.

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

- Public Sidewalks (4-5' wide) ___ Yes x ___ No
- Natural Trails (compacted earth 8-10' wide) ___ Yes x ___ No
- Parkway Trails (durable surface 6-8' wide) ___ Yes x ___ No
- Neighborhood Trails (durable or paved, 6-10' wide) ___ Yes x ___ No
- Community Wide Trails (paved, 10-12' wide) ___ Yes x ___ No
- Specialized Trails (equestrian, water, etc) ___ Yes x ___ No

Other Easement will be granted for future trails but no sidewalks or trails are proposed with this development.

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within 1/2 mile** of your proposed development. (If there are **no** such areas within the 1/2 mile radius please **state** such and skip question 5.)

No areas within 1/2 mile.

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

No proposed connectivity.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

- Storm water channels
- Detention ponds
- Floodplains
- Stream bank/Riparian corridors
- Utility Easements
- Abandoned/Active RR corridors
- Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

Easement to be granted along frontage for future trails.

7. **Please review the statements below and indicated in the space next to each item, whether it does apply (“Yes”), does not apply (“No”), or is not feasible (“NA”) to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

~~NA~~ (a) Portions of the Greenbelt System are accessible to the general public.

~~NA~~ (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

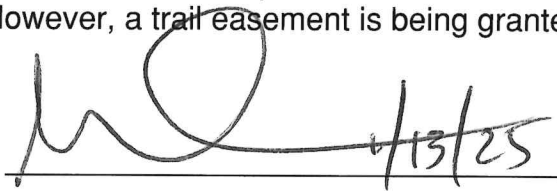
~~NA~~ (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

- ~~NA~~ ~~N+~~(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ~~NA~~ ~~N+~~(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- Y ~~Y+~~(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- Y ~~N+~~(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- Y ~~Y+~~(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ~~NA~~ ~~N+~~(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- Y ~~Y+~~(j) Permeable ground surfaces have been preserved to the extent possible.
- ~~NA~~ ~~N+~~(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- Y ~~Y+~~(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- Y ~~Y+~~(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ~~NA~~ ~~N+~~(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ~~NA~~ ~~N+~~(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- Y ~~Y+~~(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- Y ~~Y+~~(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ~~NA~~ ~~N+~~(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ~~NA~~ ~~N+~~(s) Riparian buffers are incorporated into the Greenbelt System.
- ~~NA~~ ~~N+~~(t) The commercial developments have provided for pedestrian access.
- ~~NA~~ ~~N+~~(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- ~~NA~~ ~~N+~~(v) Cluster development has been utilized as a means to develop the Greenbelt System.
- ~~NA~~ ~~N+~~(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

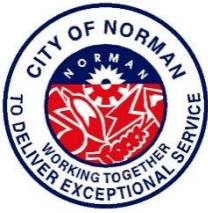
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

The proposed development is a City groundwater treatment facility where we need to restrict access and traffic for protection of public health and welfare. What is proposed is the initial phase of the project with future phases, as needed, to install treatment systems as regulations become more stringent. Therefore, there is minimal options for developing/enhancing the Greenbelt System. However, a trail easement is being granted adjacent to the public right-of-way.

Signature of Applicant or Contact Person (required) :

A handwritten signature in black ink, followed by the date "4/13/25" written vertically to the right of the signature.

GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/21/2025

REQUESTER: Jonathan Dowell

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 25-02, 2025 LAND USE AMENDMENT, 2710 36TH AVENUE NW.

APPLICANT: Jonathan Dowell

LOCATION: 2710 36th Avenue NW

PROPOSAL: NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Commercial Designation and Rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District for 0.49 acres.

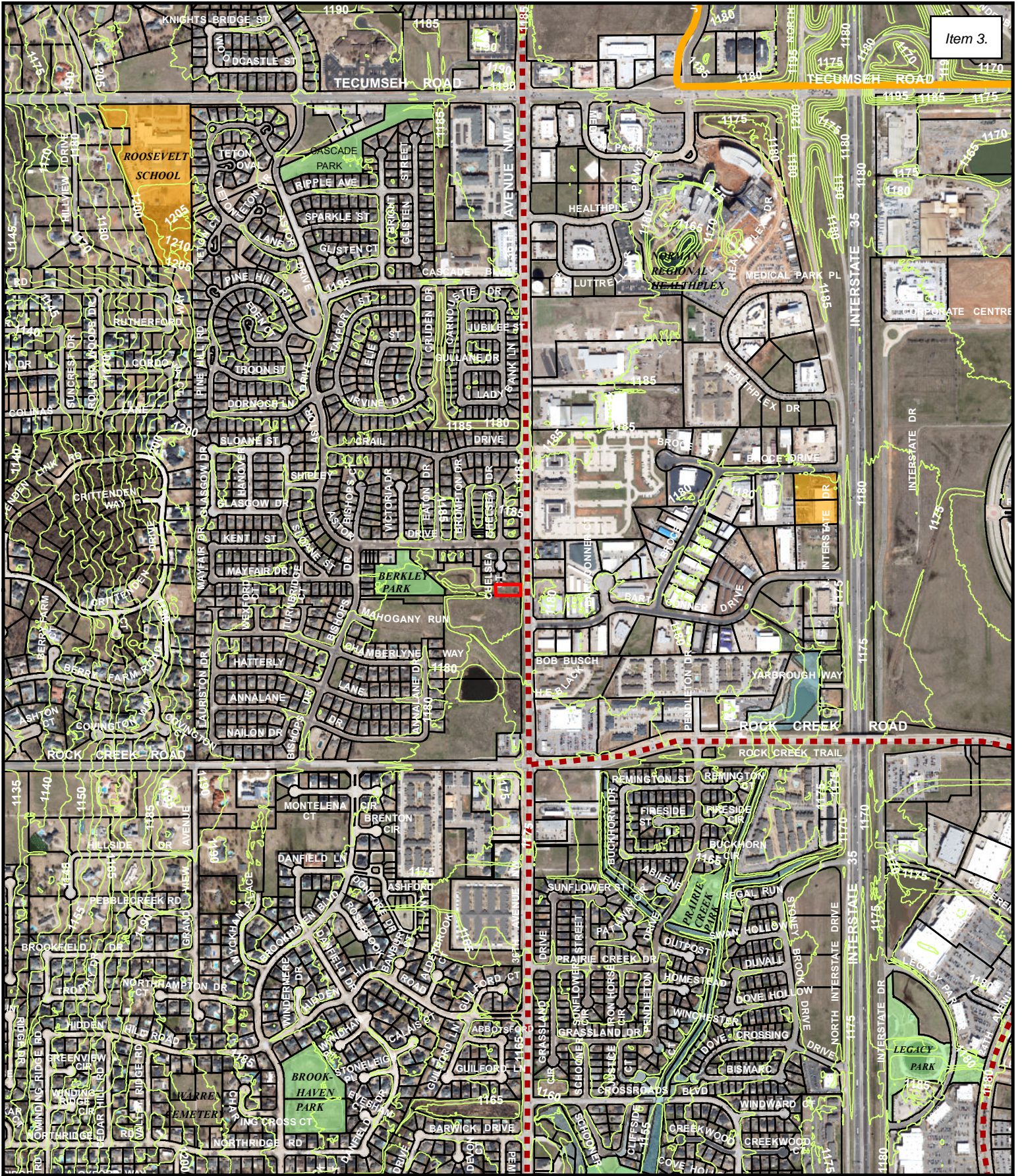
SYNOPSIS: The applicant submitted a request for a NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office Designation, along with a rezoning from A-2, Rural Agricultural District, to O-1, Office-Institutional District, for approximately 0.49 acres of property located on 36th Avenue NW, just North of West Rock Creek Road. The applicant requests to rezone from A-2 to O-1 to allow for the development of an office building for a dental office and a construction office.

ANALYSIS: The surrounding area is zoned RM-6, Medium Density Apartment District, to the north, RM-2, Low-Density Apartment District, to the west, I-1, Light Industrial District, to the east across 36th Avenue NW, and a PUD, Planned Unit Development District, to the south. The subject parcel abuts an easement for a detention pond to the west. The surrounding area is a mix of medium-density residential and industrial uses. Within the subject location, no portions are in the floodplain and there are no areas which are designated as Water Quality Protection Zone (WQPZ).

36th Avenue NW is designated as Minor Urban Arterial in the Comprehensive Transportation Plan. The Greenway Master Plan has the Current Trail running North and South, adjacent to the East of the subject tract. Berkley Park is west of the subject parcel and is accessible via Astor Drive. Platting requirements will require sidewalks to be installed on the west side of 36th Avenue NW. The sidewalk requirement for the preliminary plat in this proposed development will satisfy the Greenbelt requirement.

The Greenbelt Enhancement Statement, NORMAN 2025 Land Use Plan Amendment application, and location map are attached.

RECOMMENDATION: Staff places this item on the consent docket for the January 21, 2025, Greenbelt Commission Meeting for a Finding of No Greenbelt Opportunity.



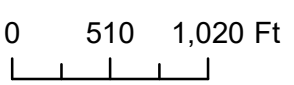
Item 3.

March 2023 Aerial Photography

January 14, 2025

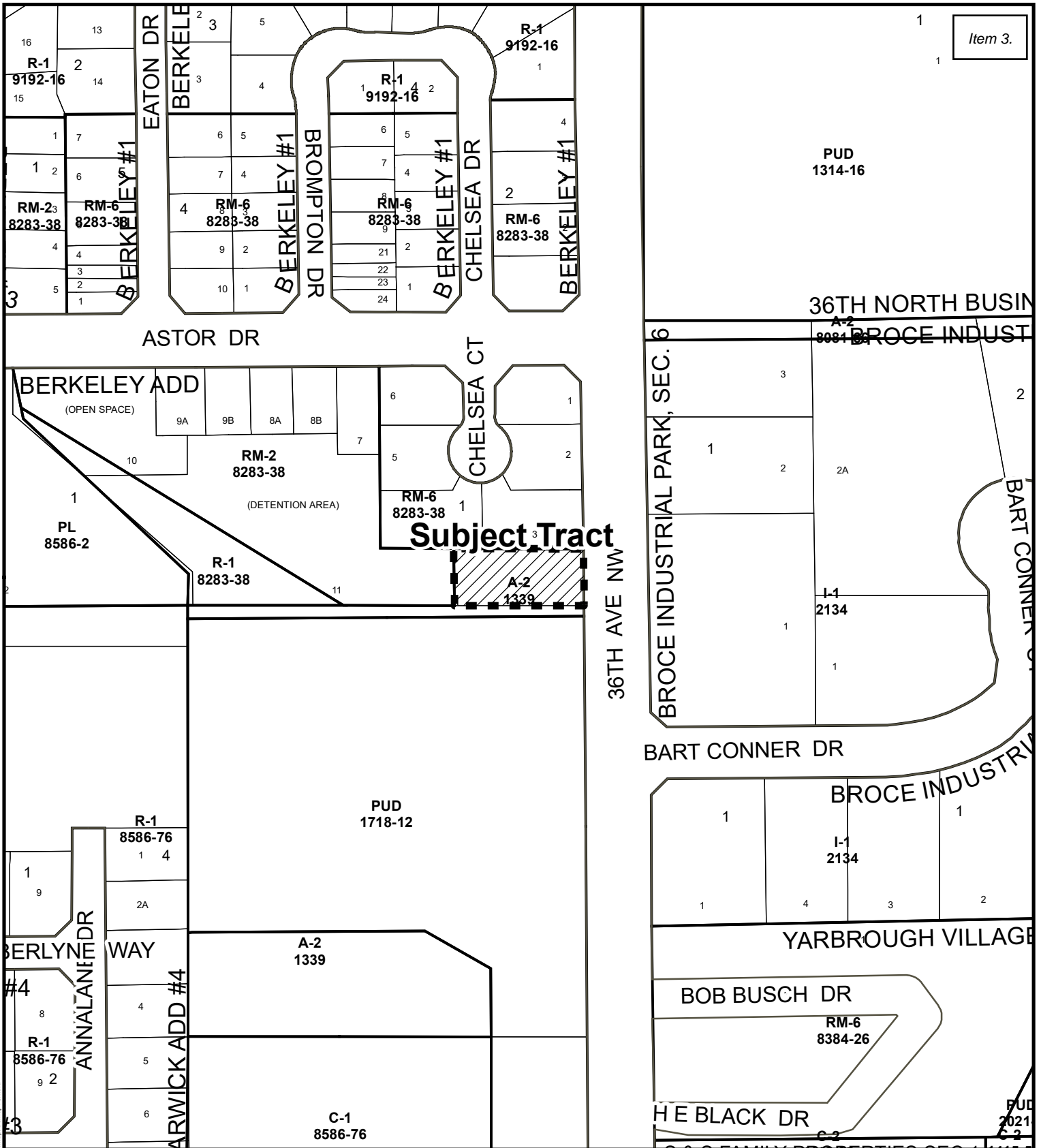


Map Produced by the City of Norman
 Geographic Information System,
 (405) 366-5316
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.



- Parcels
- 5ft. Contours
- Floodway
- 100yr. Floodplain
- Stream Planning Corridor

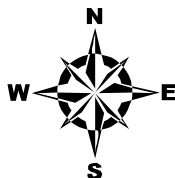
- ### Greenbelt Priority Trails
- North Norman Tecumseh Trail
 - Scissortail Trail
 - South Legacy Trail
 - East Norman Trails
 - West Lindsey Extens
 - Current & In-Progress Trails



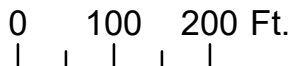
Location Map





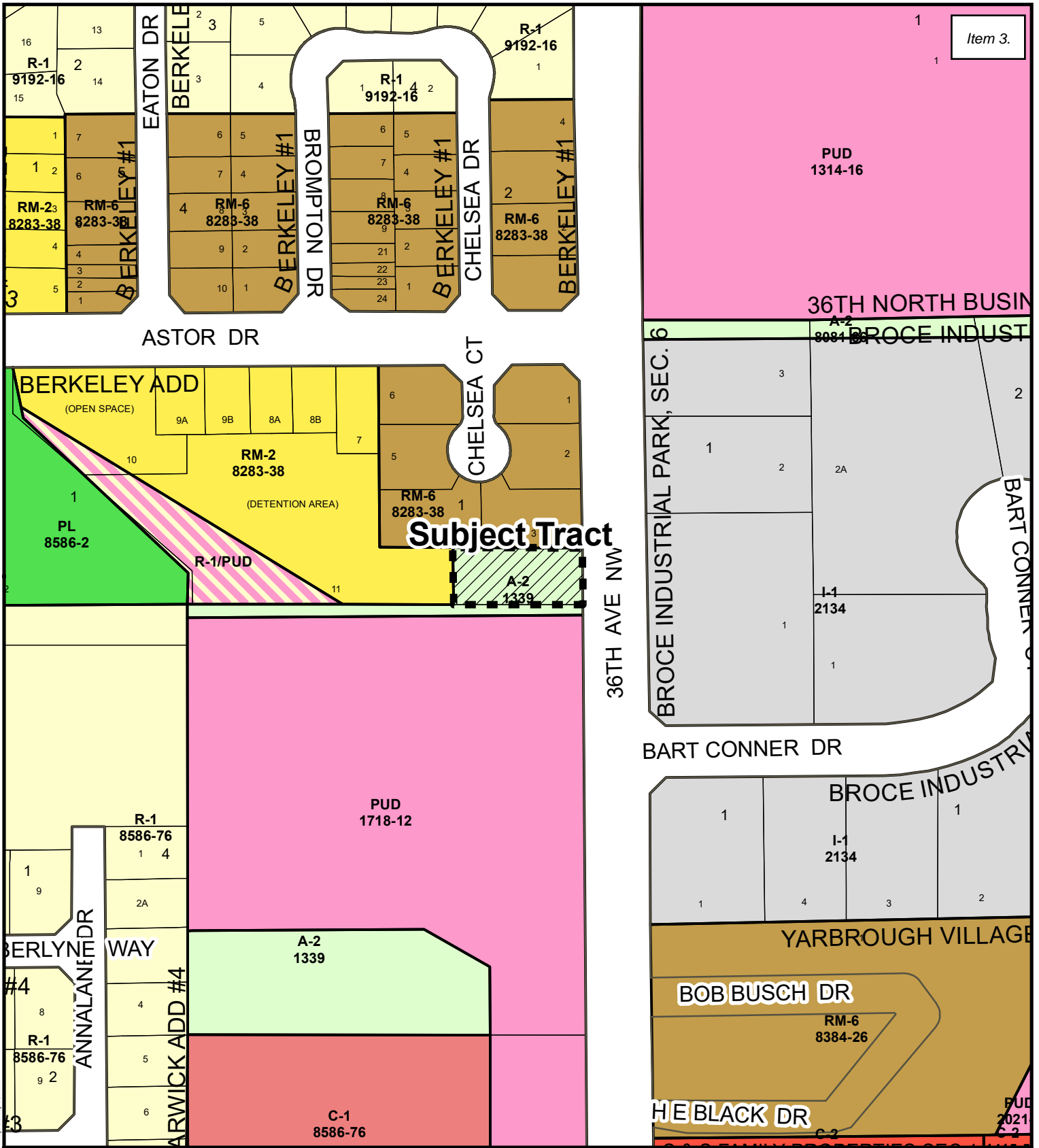
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 Geographic Information System.
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.



January 3, 2025



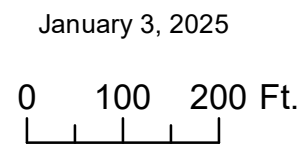
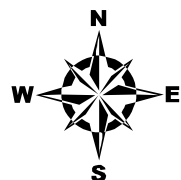
-  Subject Tract
-  Zoning





Location Map

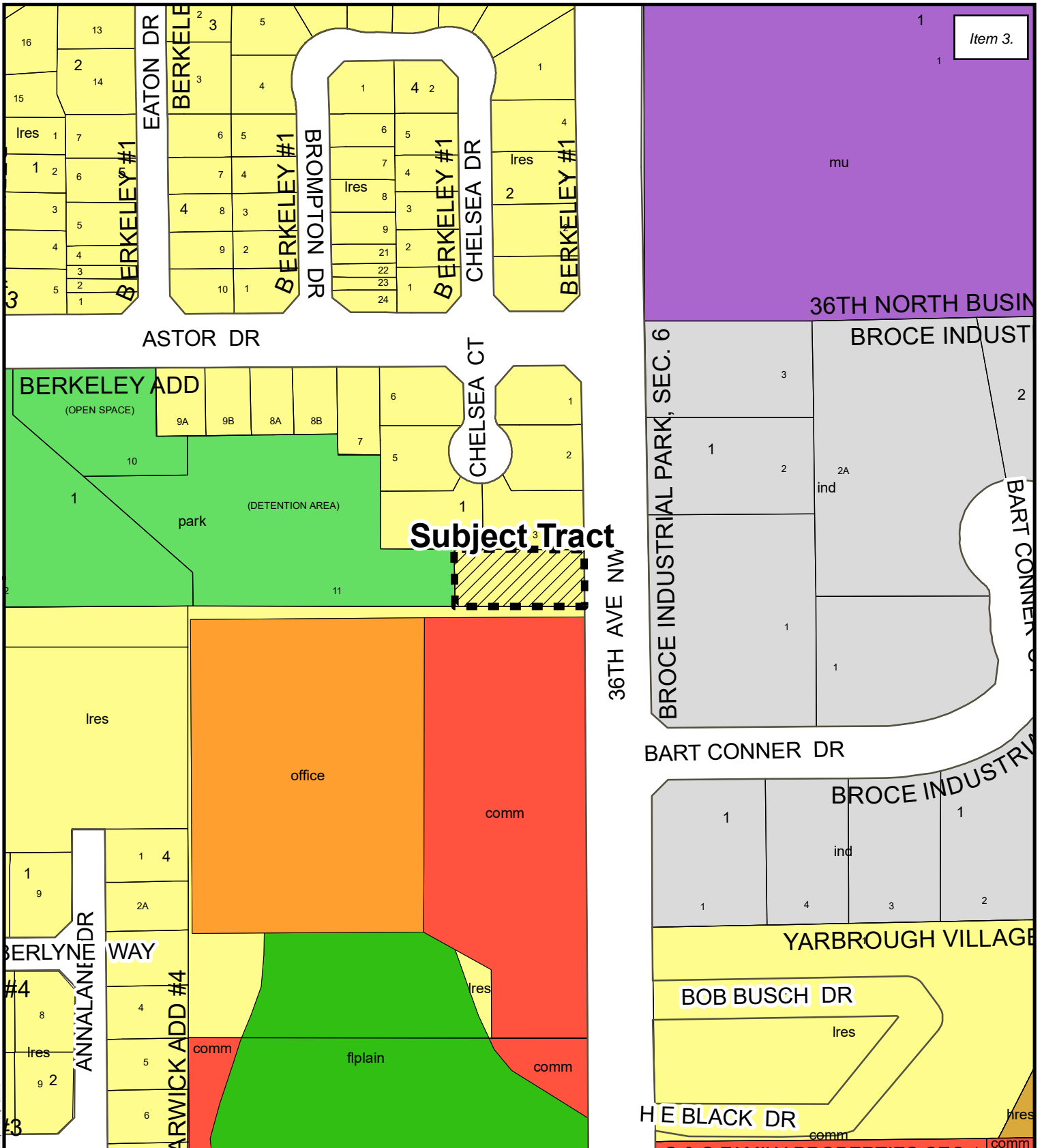


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 Geographic Information System.
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 in the information presented.



-  Subject Tract
-  Zoning

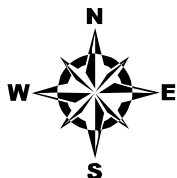
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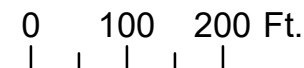
Norman 2025 Land Use Plan



Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



January 3, 2025

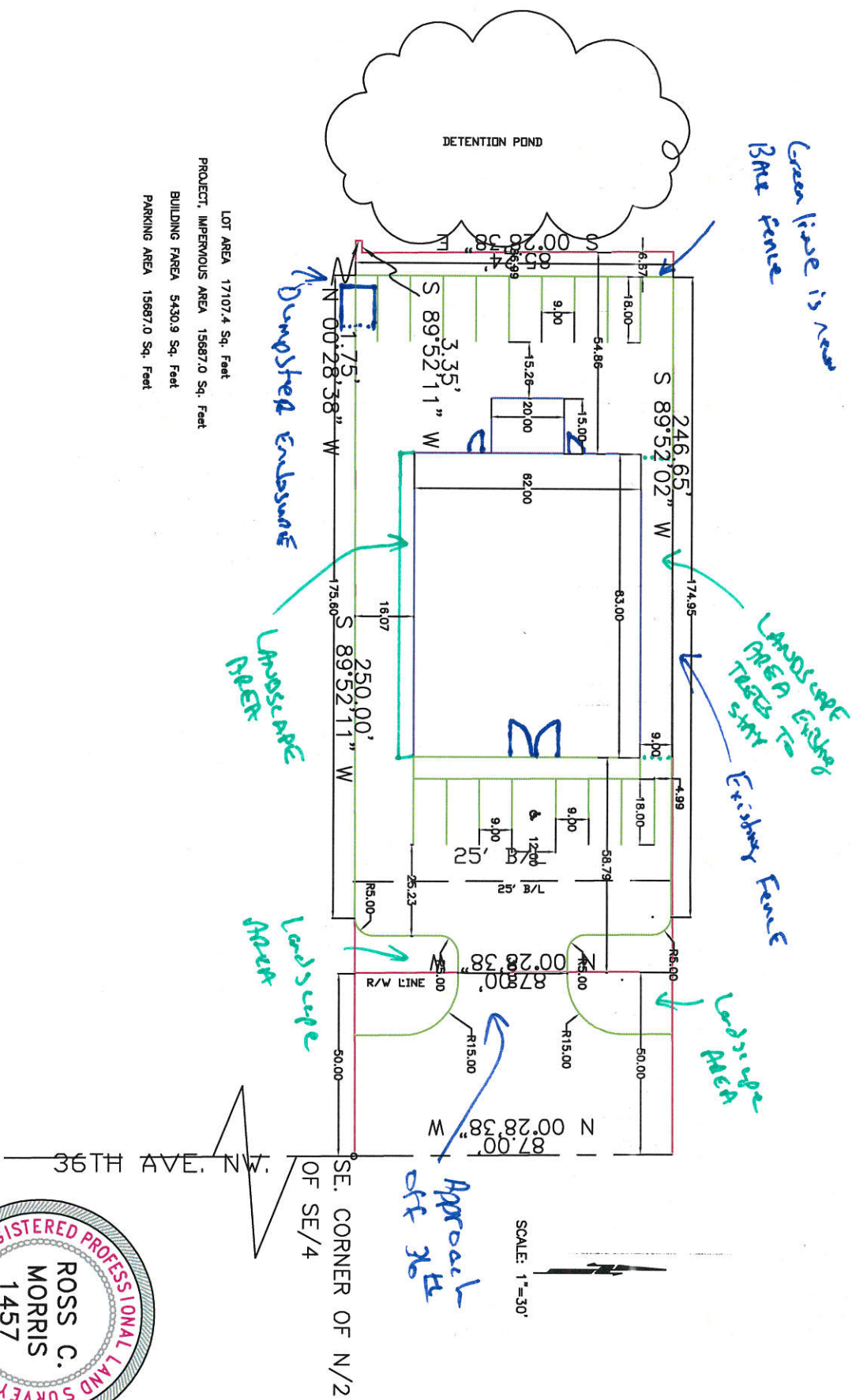


Subject Tract

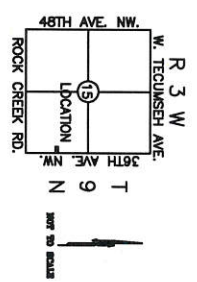
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SITE PLAN

DOWELL PROPERTY
 PART OF THE SE/4, SEC. 15, T9N,
 R3W, 1.M., CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT AREA 17107.4 Sq. Feet
 PROJECT IMPERVIOUS AREA 15687.0 Sq. Feet
 BUILDING FAREA 5430.9 Sq. Feet
 PARKING AREA 15687.0 Sq. Feet



- LEGEND**
- SET IRON PIN
 - ⊕ FOUND IRON PIN
 - X — FENCE

BEFORE YOU DIG

THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR, AND AS OF THE DATE OF SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OTHER UTILITIES OR STRUCTURES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR STRUCTURES NOT SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR STRUCTURES NOT SHOWN ON THIS PLAN.

CALL OKIE 8-1-1
 www.okie811.org
 1-800-522-6543 405-840-5032
 OKLAHOMA ONE-CALL SYSTEM
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PRESERVE ALL UTILITIES SERVICES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

SITE PLAN TO SERVE DOWELL PROPERTY 2710 36TH AVE. NW. JON DOWELL 617 NW 27TH MOORE, OK 73160 CLEVELAND COUNTY, OK.	
BASIS OF BEARING: EAST LINE OF SE/4	
LAST SITE VISIT: 12/3/24	
DATE: 12/10/24 DRAWN BY: [Signature] SCALE: 1"=30' SHEET NO. 1 OF 1	
SURVEYOR: [Signature]	

**INSTRUCTION SHEET
NORMAN GREENBELT ENHANCEMENT STATEMENT**

The Norman City Council established the Norman Greenbelt Commission and charged the group with reviewing proposed developments, **specifically Land Use Plan Amendments, Preliminary Plats and Rural Certificates of Survey**, in order to increase the preservation of beneficial green spaces and to identify trail system opportunities in new developments where appropriate. This Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included whenever possible.

Please complete this Greenbelt Enhancement Statement (pages 5-8) to address the Greenbelt Commission's review and leave it with City of Norman staff at 225 N. Webster Avenue, Norman, OK 73069.

Attached are copies of the two (2) applicable sections of the adopted Greenbelt Ordinance, Sections 2-327 and 2-330, to serve as reference while completing this Enhancement Statement. Upon request, a map of the relevant part of the Greenways Master Plan can also be provided for reference or accessed using this online link NormanOK.gov/MasterPlan.

At the time you submit your application, you will be provided with the date of the next Greenbelt Commission Meeting. **You are urged to attend the Greenbelt Commission Meeting**, where you will be given an opportunity to present information, discuss your proposed development and to answer questions the Greenbelt Commission might have regarding your submittal. The comments and recommendations from the Greenbelt Commission meeting will be forwarded to the Planning Commission and City Council as part of their agenda packets whenever you make an application to them for consideration of your proposed development. Should you have any questions about this process or any of the below **questions**, please feel free to contact the City of Norman Greenbelt Commission staff at **405-366-5431**.

Definitions for Evaluating Greenbelt Enhancement Statements.

These are the definitions included in the City of Norman's Code of Ordinances, **Section 2-327** and are essential to completing the GES.

Bikeway means a thoroughfare designated for bicycle travel by the Norman Bikeway Plan, as may be amended from time to time.

Cluster development means as defined by the City Code in NCC 30-101, as may be amended from time to time.

Conservation easement means a non-possessory interest of a holder in real property imposing limitations or affirmative obligations the purpose of which include, but are not limited to, retaining or protecting natural, scenic, or open-space values of real property, ensuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or

preserving the historical, architectural, archaeological, or cultural aspects of real property.

Floodplain means as defined by NCC 36-533 as may be amended from time to time.

Flowage easement means an easement purchased by the U.S. Department of Interior, Bureau of Reclamation, Norman Project, which grants to the United States and its assigns the perpetual right, privilege and easement to intermittently and completely seep, flood, flow and inundate, and the right to enter upon at any time for the purpose of making surveys, and investigations or for any other purpose incidental to the construction, operation, and maintenance of the Norman Reservoir Project and any feature thereof, any and all of the tracts or parcels of land lying below elevation 1064.5 sea level datum.

Green space means any land area designated as open space by Norman's Comprehensive Land Use Plan; land determined to be open space or green space on an approved site development plan; or any land area in which the preservation in its present use would conserve and enhance natural or scenic resource, protect streams or water supply, promote conservation of soils, wetlands or marshlands, enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations, sanctuaries or other open space or green space, enhance recreation opportunities, including parks, plazas and narrow corridors or pathways for walking or bicycling even though surrounded by developed areas, preserve visual quality along highway, road, and street corridors or scenic vistas, or retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.

Greenbelt Enhancement Statement (GES) means a statement on a form provided to the applicant by the City Planning and Community Development Department that is to be included with all applications for a land use plan amendment, a City rural certificate of survey or preliminary platting of land and submitted for consideration by the Commission that articulates how the principles, purposes, and goals of The Greenbelt System are met by the proposed development.

The Greenbelt System means and includes the following spaces, regardless of whether they are open to the public:

- (a) A system of trails (both on and off road) intended to connect parks, green spaces, schools, retail, employment, and residential areas.
- (b) Areas of land within the City Limits required to be open space by zoning; areas currently designated for open space, park, floodplain, and institutional use by the Comprehensive Plan and subsequently adopted land use plans; Lake Thunderbird, the Bureau of Reclamation (BOR) "take-line" and BOR flowage easements; any other areas of land which are designated by easement, by deed restriction, or otherwise required to remain free of structures; and areas designated as green space.

Greenway means:

- (a) A green open space, such as a linear open space established along or on either side of a natural or cultural corridor, such as a riverfront, a stream valley, a ridgeline, a railroad right of way, a channel, a scenic road or other route; and/or
- (b) A trail; and/or
- (c) An open-space connector available to pedestrians intended to link parks, nature reserves, cultural features, historic sites, schools, residential or commercial areas with each other.

Impervious surface means one that does not permit penetration or passage of water, such as a roof or paved street or parking area.

Riparian buffers means the area between developed land and streams, rivers and shorelines that is managed to maintain the integrity of the waterway, to reduce pollution and to provide food, habitat, and thermal protection for fish and wildlife.

Structure means as defined by the City Code in NCC 36-101, as may be amended from time to time.

Take Line means exterior boundary of the property acquired by the Bureau of Reclamation for construction of Lake Thunderbird.

Trail means any natural or landscaped course open to pedestrian or bicycle passage, including but not limited to sidewalks, but excluding roadways, streets, alleys and other passages primarily provided for general public motorized vehicular use. Types of trails include:

- (a) **Community wide (regional or arterial) trails** means trails between **ten feet and 12 feet** in width that provide access from one part of the city to another.
- (b) **Natural trails** means trails at least **eight feet-ten feet** in width composed of compacted earth.
- (c) **Neighborhood trails** means trails between **six feet and ten feet** in width that mimic the system of local neighborhood streets and ultimately connect to larger arterial trails.
- (d) **Parkway trails** means trails between **six feet and eight feet** in width that are constructed with durable materials, and usually include amenities such as decorative light fixtures, landscaping, and ground cover and varying surface treatments at intersections and crosswalks.
- (e) **Sidewalk trails** means sidewalks located alongside streets that are constructed in accordance with City design criteria and designated as trails.
- (f) **Specialized trails** means water trails, equestrian trails, bikeways, or other trails dedicated to some specific use not otherwise listed herein.

Specific Principles, Purposes and Goals of the Greenbelt System.

The following principles, purposes and goals are delineated in the City of Norman's Code of Ordinances, **Section 2-330**, and are essential for your understanding as you complete the GES.

(a) Proposed additions to the Greenbelt System should be guided by the following principles:

(1) The ultimate goal is to create an interconnected system of trails that allow multiple connections across all of the City.

(2) The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.

(3) Trail segments should be designed so that they convey the physical and historical character of the City and relate to the neighborhoods through which the trail corridors pass.

(4) Greenway corridors should provide unique opportunities to learn about the history, culture, and accomplishments of the City.

(5) Trails should promote smooth walkable corridors that are open and visible.

(6) The Greenbelt System should contribute to enhancing the physical appearance of the City, whether through new pedestrian features, landscaping added to trail corridors, or simply by revealing natural areas not previously visible to the general public.

(7) The Greenbelt System should encourage the creation of public and private partnerships that help build the entire system more quickly.

(8) Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially floodprone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.

(b) The use of lot clustering should be encouraged as a means to develop the Greenbelt System.

(c) The Greenbelt System should be used to link together existing recreation areas.

(d) Multipurpose greenways should be created that:

(1) Create a unique greenway character for the City;

(2) Protect environmentally sensitive areas of the City and serve as a wildlife habitat;

(3) Serve as a storm water management resource for urban runoff and regional detention needs;

(4) Provide recreation opportunities for bicycling, walking, and jogging, as well as an alternate route to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking;

(5) Preserve agriculturally significant lands through conservation easements or other means; and

(6) Provide suitable locations for sanitary sewer easements and facilities.

(e) Greenbelts should be used to provide green space areas adjacent to highways and major streets for sound buffer zones and protection from incompatible land uses.

(f) The Greenbelt System should continue to improve a natural landscape planting and maintenance program for City-owned properties and rights-of-way of major streets and highways.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ **Pre-Development Case No.** _____

Applicant Name: Jonathan & Stacia Dowell Date: 11/4/24

Contact Person: Jonathan Dowell Telephone/Fax/Email: (405) 476-5508

Name of Development _____ Area (Acres) .49

General Location 2710 36th Ave. NW

Please attach a map, site plan and/or survey map illustrating the proposed development.

Type of Proposal (please check all that apply)

- a. **This is a:** Land Use Plan Amendment ; Preliminary Plat ; Rural Certificate of Survey .
- b. Proposed **Land Use:** Residential _____ Commercial Industrial _____ Other _____

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

We plan to build an office building with a dental office and a construction office.

2. Does your proposed development or project incorporate open space(s)?
Yes _____ No

Please check **what** type(s) of **open spaces are proposed** within your development:

- | | | |
|------------------------|--|--|
| Park: | <input checked="" type="checkbox"/> Yes _____ No | <input checked="" type="checkbox"/> Public _____ Private |
| Open Space: | _____ Yes _____ No | _____ Public _____ Private |
| Detention Pond: | _____ Yes _____ No | _____ Public _____ Private |
| Parking Lot Landscape: | _____ Yes _____ No | _____ Public _____ Private |
| Floodplain/Creek: | _____ Yes _____ No | _____ Public _____ Private |
| Other | _____ | |

If the above noted areas are **accessible** via some **other arrangement** please **explain**.

Berkeley Park is accessible via Astor Drive

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 2-327 of the attached guidelines? (Indicate all that are applicable.)

- | | |
|--|--|
| Public Sidewalks (4-5' wide) | <input checked="" type="checkbox"/> Yes _____ No |
| Natural Trails (compacted earth 8-10' wide) | _____ Yes _____ No |
| Parkway Trails (durable surface 6-8' wide) | _____ Yes _____ No |
| Neighborhood Trails (durable or paved, 6-10' wide) | _____ Yes _____ No |
| Community Wide Trails (paved, 10-12' wide) | _____ Yes _____ No |
| Specialized Trails (equestrian, water, etc) | _____ Yes _____ No |
| Other | _____ |

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Berkely Park

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

Berkely Park has its own parking lot. The park doesn't have sidewalks that back up to the property in question

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 2-327).

- Storm water channels
 Detention ponds
 Floodplains
 Stream bank/Riparian corridors
 Utility Easements
 Abandoned/Active RR corridors
 Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicated in the space next to each item, whether it does apply (“Yes”), does not apply (“No”), or is not feasible (“NA”) to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

 (a) Portions of the Greenbelt System are accessible to the general public.

 (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

 (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

- ___(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ___(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- ___(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ___(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ___(h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ___(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ___(j) Permeable ground surfaces have been preserved to the extent possible.
- ___(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- ___(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- ___(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ___(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ___(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ___(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ___(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ___(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ___(s) Riparian buffers are incorporated into the Greenbelt System.
- ___(t) The commercial developments have provided for pedestrian access.
- ___(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
- ___(v) Cluster development has been utilized as a means to develop the Greenbelt System.
- ___(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Due to the limited size of the lot in question. I don't see how we could add anything that would add the greenbelt system.

Signature of Applicant or Contact Person (required) :



GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):