



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, May 21, 2024 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 contact the ADA Technician at 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 APRIL 16, 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 these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-10, 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 24-10, BRIDGEVIEW FUNERAL HOME.

### **MISCELLANEOUS COMMENTS**

### **ADJOURNMENT**



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, April 16, 2024 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, 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 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### ROLL CALL

#### PRESENT

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

\*Commissioner Zach Dufran arrived at 5:32 p.m.

\*Commissioner Kristina Wyckoff arrived at 5:34 p.m.

#### STAFF PRESENT

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

#### GUESTS PRESENT

Hagen Brown, 3700 W Tecumseh Rd., Norman, OK

## MINUTES

### 1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

GREENBELT COMMISSION MEETING MINUTES OF FEBRUARY 20, 2024.

**Motion** by Rachel Wyatt-Swanson for approval of the February 20, 2024 Greenbelt Commission Minutes; **Second** by Andrew Hewlett.

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

## CONSENT DOCKET

INFORMATION: These items are placed on the agenda so 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 GBC 24-09, Creekside Estates, 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 GBC24-09, CREEKSIDE ESTATES RURAL CERTIFICATE OF SURVEY.

**Motion** by Marguerite Larson to remove item GBC 24-09, Creekside Estates, from the consent docket; **Second** by Mark Nanny.

*The motion was passed unanimously with a vote of 8-0.*

## GBC 24-09, Creekside Estates

Commission Discussion:

- Commissioner Larson stated concerns regarding the Garber-Wellington Aquifer and water quality.
- Chair George Dotson stated that is outside the scope of Greenbelt Commission responsibilities.

**Motion** by Rachel Wyatt-Swanson to approve the consent docket; **Second** by Mark Nanny.

*The motion was passed unanimously with a vote of 8-0.*

## MISCELLANEOUS COMMENTS

- Commissioner Nanny gave an update on the AIM Norman process and the Parks sub-committee.
- The commissioners went on to discuss TSET funding options. Chair George Dotson informed the commission that TSET funding is not part of Greenbelt's purview, and if they wish to discuss TSET matters they can contact their city council members.
- The commissioners discussed Article 21 and the need to reach out to Council.

## ADJOURNMENT

The meeting was adjourned at 6:12 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

---

George Dotson, Chair



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 05/21/2024

**REQUESTER:** BRIDGEVIEW UNITED METHODIST CHURCH

**PRESENTER:** KELLY ABELL, PLANNER I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-10, BRIDGEVIEW FUNERAL HOME.

---

**BACKGROUND:**

APPLICANT Bridgeview United Methodist

LOCATION 4300 W. Indian Hills Rd.

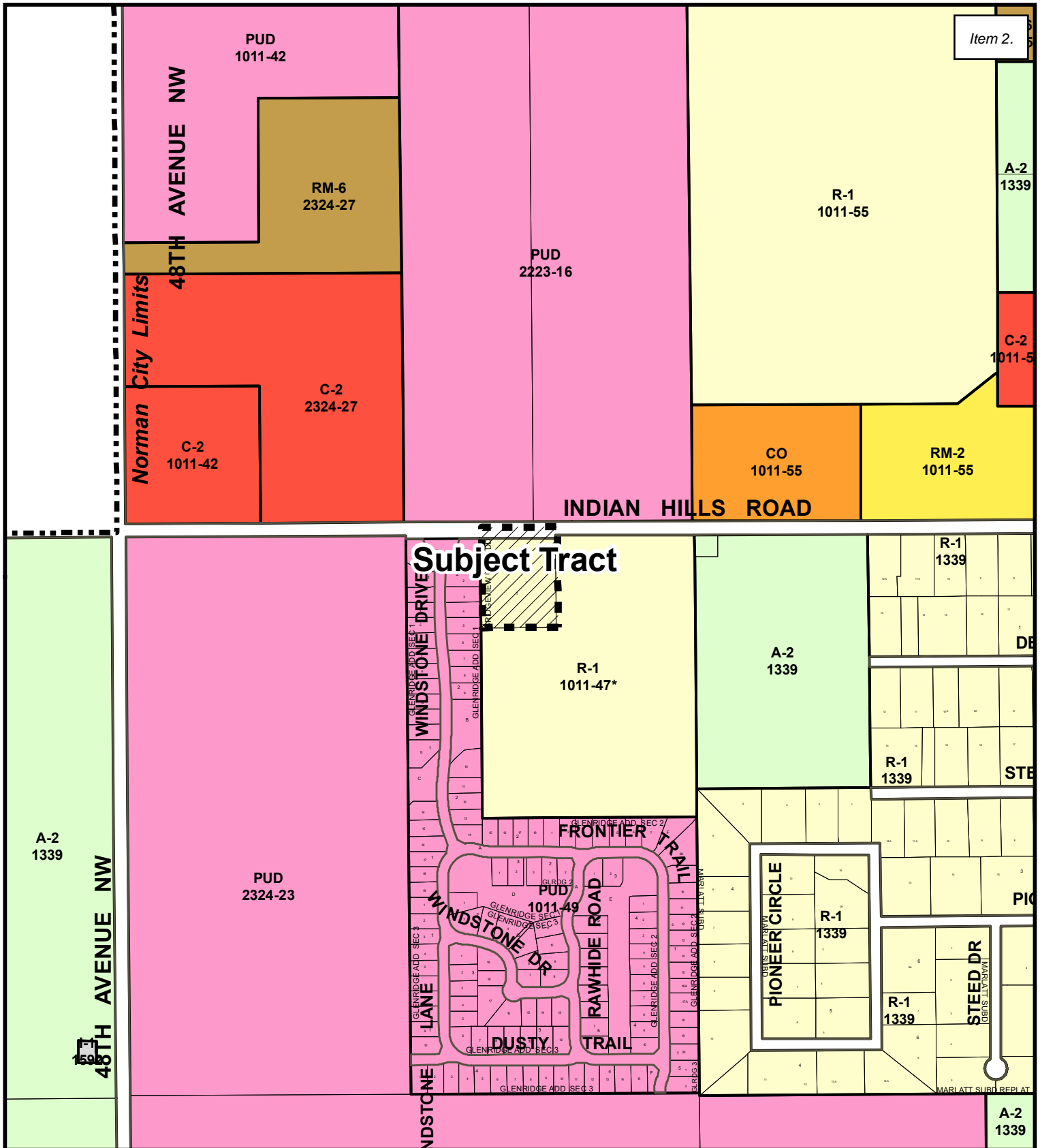
PROPOSAL The applicant intends to rezone the property to a SPUD, Simple Planned Unit Development, and to amend the NORMAN 2025 Land Use Designation from Low Density Residential to Office Designation to allow for the existing church building to be used as a funeral home on the property.

**SYNOPSIS:** The applicant intends to rezone the 3.67 acres to a SPUD and to amend the NORMAN 2025 Land Use Designation to Office, which will allow for the existing church building to be used as a funeral home on the property.

**DISCUSSION:** This general area is zoned PUD, Planned Unit Development, and A-2, Rural Agricultural District; the surrounding properties are generally used as low density residential. No portion of the subject parcel is in floodplain; there is an area of Water Quality Protection Zone in the upper Northeast quadrant of the parcel. The subject tract has access from W. Indian Hills Rd., which is a principle urban arterial designation per the Norman Comprehensive Transportation Plan (NCTP). The Greenbelt Master plan does not show trails in this location. The subject tract is currently used a church. The applicant has stated they will keep the spirit of low density residential in this area.

The Greenbelt Enhancement Statement, location maps, and the site plan are attached.

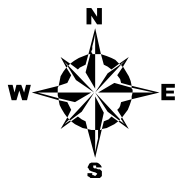
**RECOMMENDATION:** Staff places this item on the consent docket for the May 21, 2024 Greenbelt Commission Meeting.



# 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.



May 8, 2024

0 300 600 Ft.

 Subject Tract

## GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

**Greenbelt Case No.** \_\_\_\_\_

**Pre-Development Case No.** \_\_\_\_\_

Applicant Name: Bridgeview United Methodist Date: 5/1/2024

Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: 405-310-5274; gjoyce@riegerlawgroup.com

Name of Development 4300 W Indian Hills Area (Acres) approx. 3.67 acres

General Location 4300 W Indian Hills Rd., Norman, OK 73072

**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.

The Applicant intends to rezone and amend the NORMAN 2025 designation of the subject property to allow the existing church building to be used as a funeral home.

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: ☐ Yes ☒ No ☐ 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**.

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 ☒ 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.)

There are no current parks, schools, or recreational areas within 1/2 mile of the development. Adjacent properties have been approved for developments that will include commercial uses and parkland.

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.)

N/A. See above.

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.

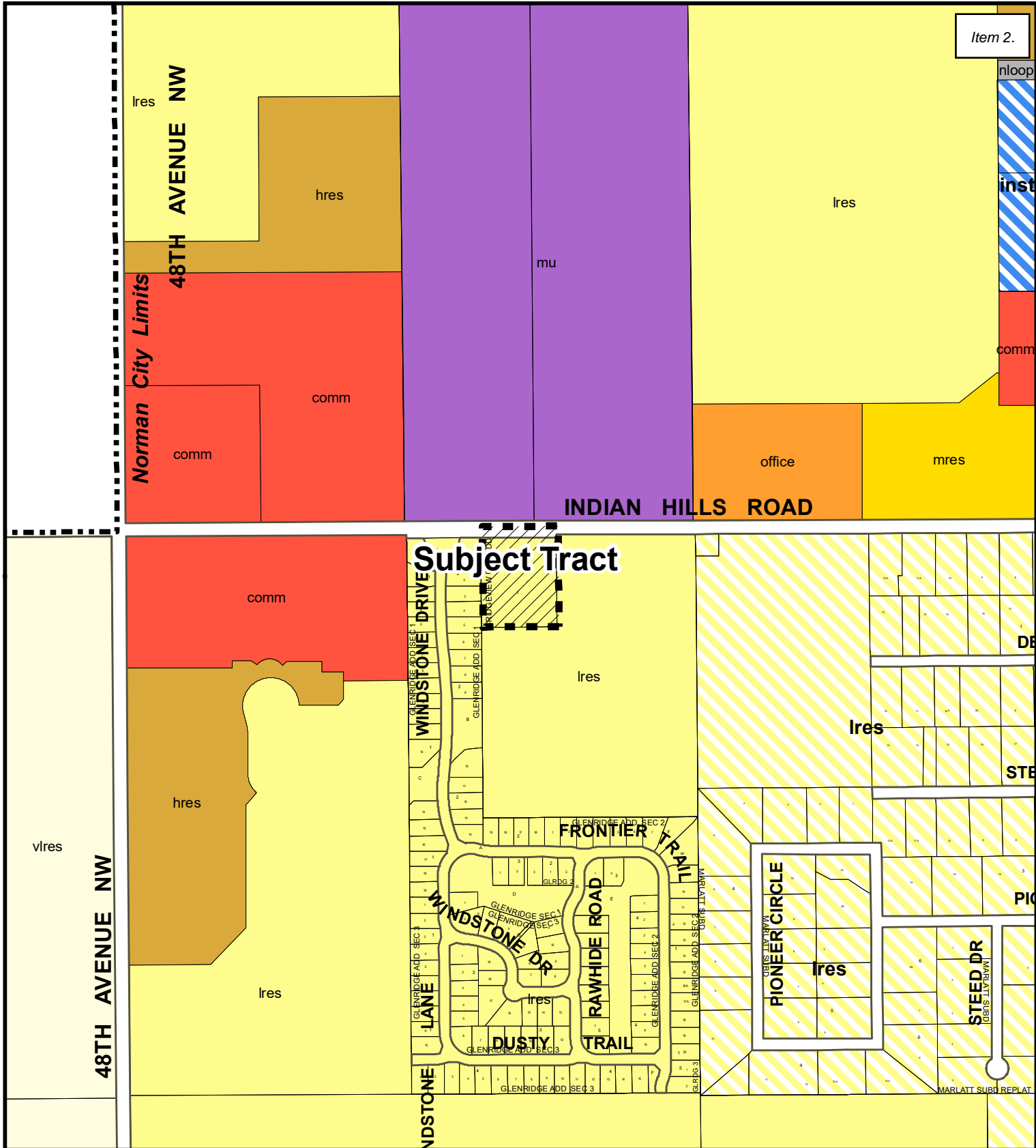
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

The Applicant intends to use the existing church building as a funeral home and is not intending to further develop the property.

Signature of Applicant or Contact Person (required) :



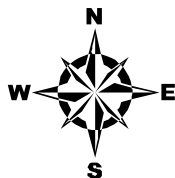
**GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):**



# 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.



May 8, 2024

0 300 600 Ft.

 Subject Tract



Application for Amendment of the  
**NORMAN 2025 LAND USE AND TRANSPORTATION PLAN**

Case No. R-\_\_\_\_\_

Item 2.

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

<b>APPLICANT(S)</b> Bridgeview United Methodist Church	<b>ADDRESS OF APPLICANT</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	<b>TYPE OF AMENDMENT(S):</b> <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

**LOCATION AND EXTENT OF AMENDMENT(S):** 4300 W Indian Hills Road, as more particularly shown on the attached exhibits

**SIZE OF PROJECT AREA:** Approx. 3.67 acres

**PRESENT DESIGNATION:**  
Growth Areas: \_\_\_\_\_  
Land Use: Low Density Residential  
Streets: \_\_\_\_\_  
Other: \_\_\_\_\_


**REQUEST TO BE CHANGED TO:** Office

**JUSTIFICATION FOR AMENDMENT** (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):

The Applicant intends to rezone the property to a Simple Planned Unit Development and to amend the NORMAN 2025 Land Use Designation to allow for the existing church building to be used as a funeral home on the Property.

**EXPECTED AFFECTS ON SURROUNDING PROPERTIES:** No adverse impact is anticipated

(Attach additional sheets, maps, etc., if necessary.)

**SIGNATURE OF APPLICANT:**  


**FOR OFFICE USE ONLY**  
Filing fee of \$150.00  
Date Submitted: \_\_\_\_\_ Checked by: \_\_\_\_\_



**EXHIBIT B**

Site Development Plan

