



CITY OF NORMAN, OK GREENBELT COMMISSION

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

Tuesday, August 15, 2023 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, 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.

ROLL CALL

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF JULY 18, 2023.

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 23-19, GBC 23-20, GBC 23-21, and GBC 23-22 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 23-19.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-20.
4. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-21.
5. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-22.

MISCELLANEOUS COMMENTS

ADJOURNMENT



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

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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.

Item 1.

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 _____ day of _____ 2023.

George Dotson, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: ALLIANCE DEVELOPMENT GROUP, L.L.C.

PRESENTER: ZACH ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-19.

GENERAL INFORMATION

APPLICANT	Alliance Development Group, L.L.C.
LOCATION	N.E. Corner of 36 th Ave. N.W. and W. Franklin Rd.
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Low Density Residential and Medium Density Residential to Mixed Use and Removal of Special Planning Area 5 Designation; Rezoning from A-2, Rural Agricultural District to PUD, Planned Unit Development; Preliminary Plat - Franklin Woods
NORMAN 2025 LAND USE	Current: Medium Density Residential Proposed: Mixed Use
LAND USE	Current: Vacant Proposed: Single-Family Residential, Multi-Family Residential, Commercial, Office, and Light Industrial
	North: Single-Family Residential West: Single-Family Residential, Agricultural South: Ruby Grant Park East: I-35 Right Of Way
ZONING	Current: A-2, Rural Agricultural District Proposed: PUD, Planned Unit Development
	North: RE, Residential Estate District, A-2, Rural Agricultural District

West: A-2, Rural Agricultural District, PUD,
Planned Unit Development
South: PL, Park Land District

East: A-2, Rural Agricultural District, PUD,
Planned Unit Development, I-35 Right of
Way

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use amendment from Medium Density Residential to Mixed Use for a property containing approximately 60.5 acres located on the NE corner of 36th Ave. N.W. and W. Franklin Rd. The applicant seeks to rezone the A-2, Rural Agricultural District, to a PUD, Planned Unit Development. The proposed use for this property will be commercial, medium density and low density residential, office, and light industrial to provide additional services to the area.

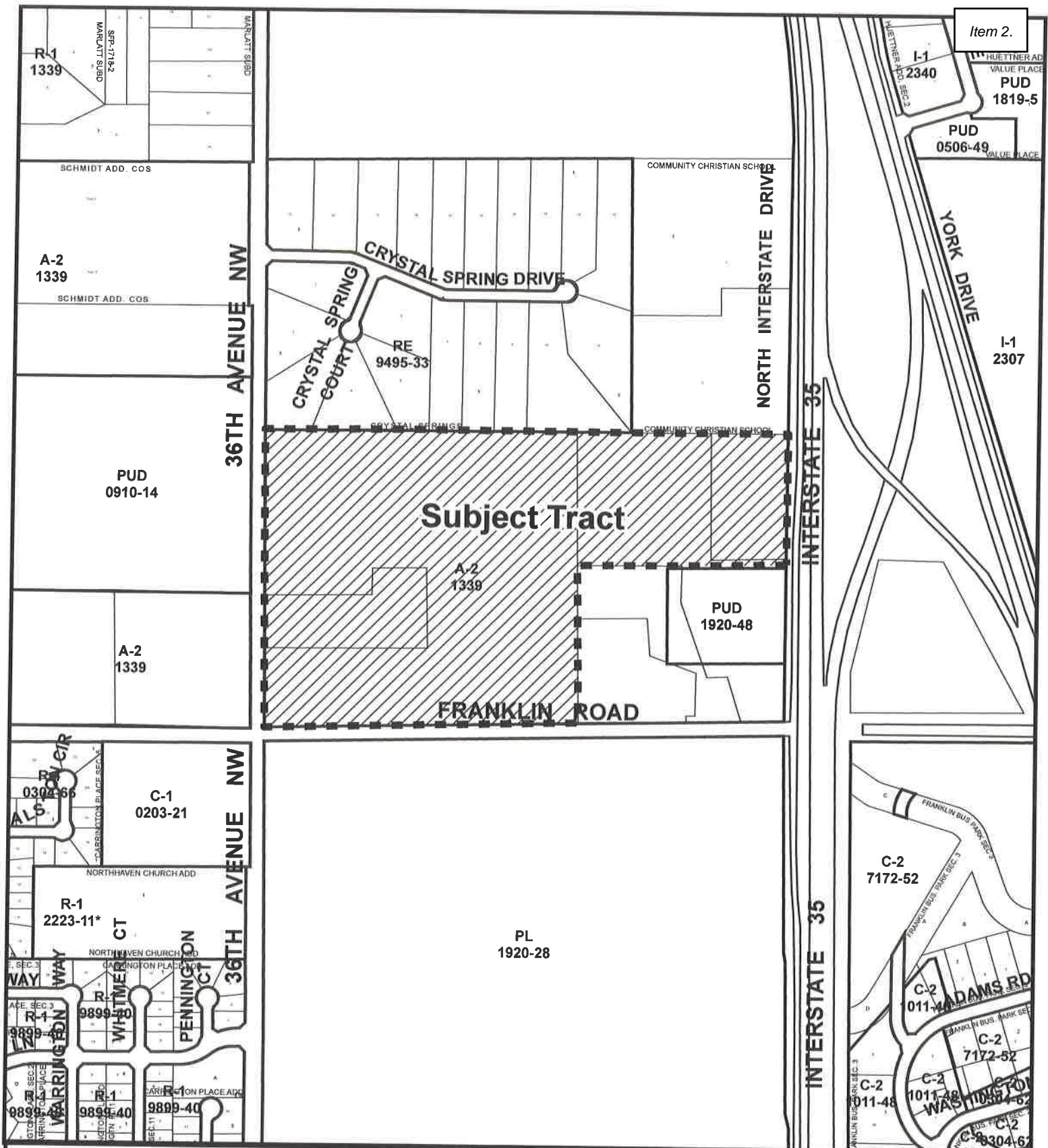
ANALYSIS: The zoning in this area consists of A-2, Rural Agricultural District, and PL, Park Land District, as well as an RE, Residential Estate District to the North of the property. The area's land use consists of residential, agricultural, and park land. There is also a vacant parcel on the N.W. Corner of W. Franklin Rd. and N. Interstate Dr.

36th Ave. N.W. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway designates 5' sidewalks for future projects per the Comprehensive Transportation Plan, which the applicant has indicated to include in the construction of this site. W. Franklin Rd. at this location is designated an Urban Collector. The Greenways Master Plan indicates a Medium Priority trail North of Ruby Grant Park and on 36th Ave. N.W. North of Franklin Rd. The applicant has shown intention to include sidewalks along frontage with both 36th Ave. N.W. as well as on W. Franklin Rd., leaving no further opportunity for trail development.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, preliminary plat, site plan, and location map are attached.

CONCLUSION: Staff places this item on the consent docket for the August 15, 2023 Greenbelt Commission Meeting.

Item 2.



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.



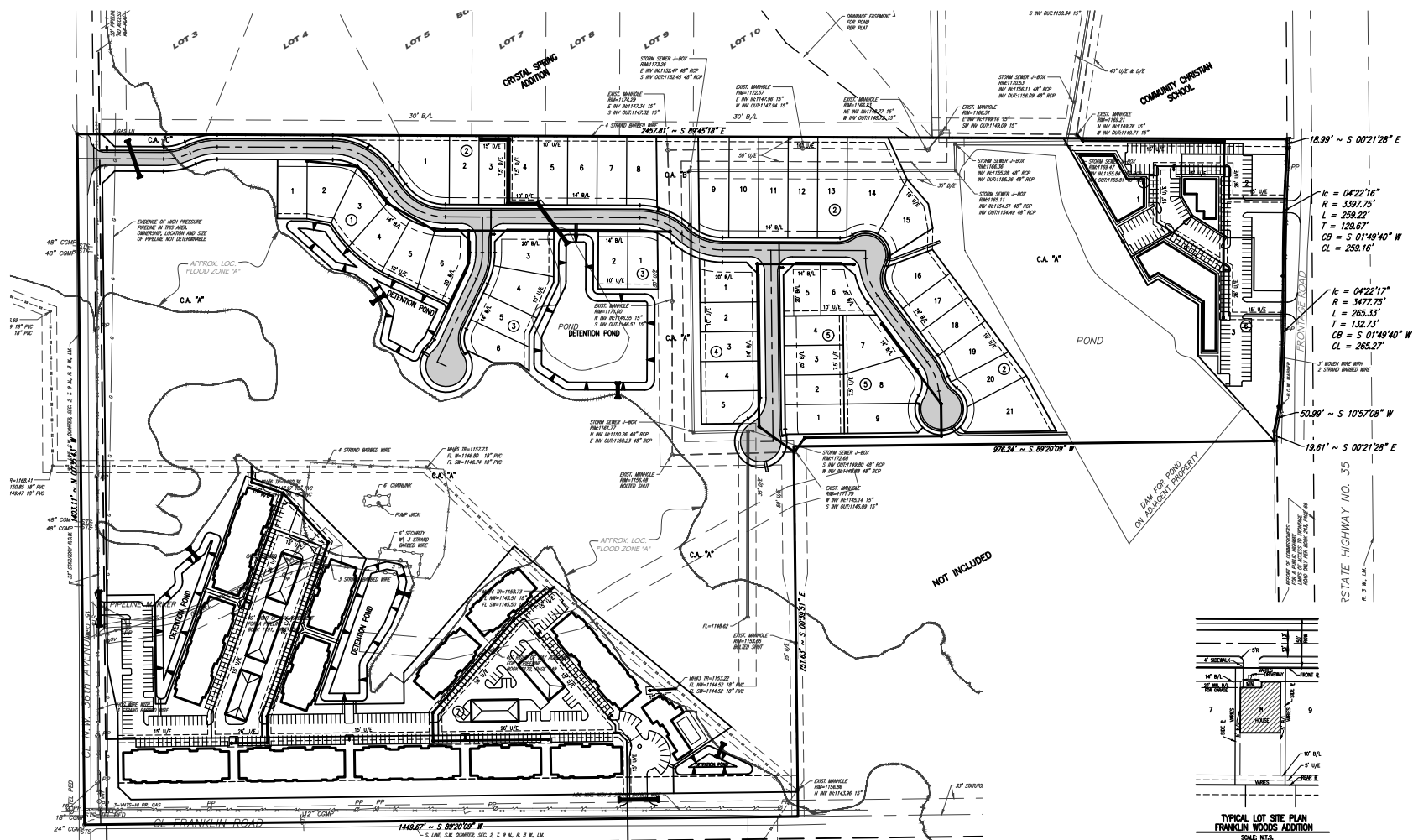
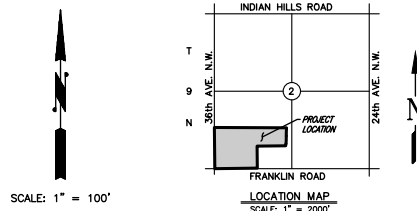
May 3, 2023

 **Subject Tract**

☐ Zoning

7

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 2, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



OWNER:
RAVEN INVESTMENTS, L.L.C.
P.O. BOX 7187
MOORE, OKLAHOMA 73153

ENGINEER:
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, Oklahoma 73102



FRANKLIN WOODS ADDITION

**36th AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA**

SMC
SMC Consulting Engineers
815 West Main - Oklahoma City, OK 73101
PH: 405-232-7715 Fax: 405-232-7678
Website: www.smcinc.com

FORM CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 12/31/2007

Revision

PROJECT NO.: 6532.00
DATE: 5/01/23
SCALE: 1" = 100'
DRAWN BY: DG
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Preliminary Site Plan

SHE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF FRANKLIN WOODS ADDITION. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE COVERING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

PRELIMINARY PLAT
FRANKLIN WOODS ADDITION
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 2, T9N, R3W, L1M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

SCALE: 1" = 100'

RESIDENTIAL LOTS - 47
OPEN SPACE AREA = 29.39 AC.±

R 3 W

INDIAN HILLS ROAD

T 9 N

35TH AVE. N.W.

24TH AVE. N.W.

PROJECT LOCATION

FRANKLIN ROAD

LOCATION MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

Being a tract of land lying in the Southwest Quarter (S.W. 1/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest corner of said S.W. 1/4;

THENCE North 00°35'43" West a distance of 1403.12 feet;
THENCE South 89°45'17" East a distance of 2457.81 feet to a point on the Westerly right-of-way of the Frontage Road of Interstate Highway No. 35, as filed in the Report of Commissioners, Book 243, Page 66;
THENCE South 00°21'28" East along said right-of-way line a distance of 18.99 feet to a point on a non-tangent curve;
THENCE continuing along said right-of-way line around a curve to the left having a radius of 3397.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 259.16 feet) and an arc length of 259.22 feet to a point of reverse curvature;
THENCE continuing along said right-of-way line around a curve to the right having a radius of 3477.75 feet (said curve subtended by a chord which bears South 01°49'40" West, a distance of 265.27 feet) and an arc length of 265.33 feet;
THENCE South 10°57'08" West along said right-of-way line a distance of 50.99 feet;
THENCE South 02°21'28" East along said right-of-way line a distance of 18.61 feet;
THENCE South 89°20'10" West a distance of 976.24 feet;
THENCE South 00°50'51" East a distance of 751.63 feet;
THENCE South 89°20'09" West a distance of 1449.87 feet to the POINT OF BEGINNING.
Said tract contains 60.48 acres, more or less.

OWNER:
RAWEN INVESTMENTS, L.L.C.
P.O. BOX 7187
MOORE, OKLAHOMA 73153

PREPARED BY:
SMC Consulting Engineers, P.C.
615 W. Main Street
Oklahoma City, Oklahoma 73108



FRANKLIN WOODS ADDITION
30th AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA



PROJECT NO: 6332.00
DATE: 01/23/20
SCALE: 1" = 100'
DRAWN BY: J. Anderson
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18289

FRANKLIN WOODS ADDITION

SHEET NO.

1

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Alliance Development Group, LLC Date: May 1, 2023

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

Name of Development: Franklin Woods Area (Acres): Approx. 60.4801 acres

General Location Northeast corner of NW 36th Street and Franklin Road.

***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 Mixed Use

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 4-2026.

The Applicant intends to create a mixed-use development featuring single-family and multi-family residential opportunities, with various commercial, office, and light industrial uses along the I-35 service road. The Applicant has provided an overall master development plan that provides a mixture of housing types and densities, assures appropriate ingress and egress, and addresses impacts to adjoining residential areas.

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 4-2023A 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 Various other trail opportunities will be included throughout the development in locations to be determined

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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.)

Ruby Grant Park, Community Christian School, and All Saints Catholic School

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.)

The development will install public sidewalks in locations required by City ordinance and will utilize existing infrastructure. This location offers easy connection to Ruby Grant Park.

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 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

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

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

These elements will be utilized as green open space throughout the property.

7. Please review the statements below and indicate 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.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

☒ (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

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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.)

Signature of Applicant or Contact Person (required)



Gunner Joyce, Attorney for Applicant

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



Application for REZONING OR SPECIAL USE

Case No. O- _____

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S) Alliance Development Group, LLC	ADDRESS OF APPLICANT c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	EXISTING ZONING: A-2, Rural Agricultural District PROPOSED ZONING OR SPECIAL USE FOR: PUD; Planned Unit Development

PROPOSED USE(S) (including all buildings to be constructed): The Applicant seeks to rezone and plat the subject property to facilitate a mixed-use development with commercial, office, light industrial, multi-family, and single family uses

STREET ADDRESS OR LOCATION: Northeast corner of NW 36th Street and Franklin Road.

LEGAL DESCRIPTION AND AREA OF REQUEST: See attachments for Legal Description and Area

SIZE OF PROJECT AREA: Approx. 60.4801 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

SIGNATURE OF PROPERTY OWNER(S):

Gunner Joyce, Attorney for Applicant

ADDRESS AND TELEPHONE:

c/o Rieger Law Group PLLC

136 Thompson Dr.

Norman, OK 73069

- O
F
F
I
C
E

U
S
E

O
N
L
Y
- ☐ Application
 - ☐ Site Plan
 - ☐ Certified Ownership List and Radius Map
 - ☐ Proof of Ownership
 - ☐ Supporting Data
 - ☒ Filing Fee of \$ 1,260.00

Date Submitted: _____

Time Submitted: _____

_____ a.m./p.m.

Checked by: _____



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: G2SOK INVESTMENTS, L.L.C.

PRESENTER: ZACH ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-20.

GENERAL INFORMATION

APPLICANT	G2SOK Investments, L.L.C.
LOCATION	3800 36 th Ave. N.W.
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Commercial; Rezoning from A-2, Rural Agriculture District to PUD, Planned Unit Development; Preliminary Plat - 3800 36 th Ave N.W.
NORMAN 2025 LAND USE	Current: Low Density Residential Proposed: Commercial
LAND USE	Current: Single-Family Residential Proposed: Storage Facility
	North: Residential West: Residential South: Residential East: Vacant
ZONING	Current: A-2, Rural Agricultural District Proposed: PUD, Planned Unit Development
	North: R-1, Single-Family Dwelling District West: R-1, Single-Family Dwelling district South: R-1, Single-Family Dwelling District East: PUD, Planned Unit Development

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use Plan amendment from Low Density Residential to Commercial for a property containing approximately 5 acres located at

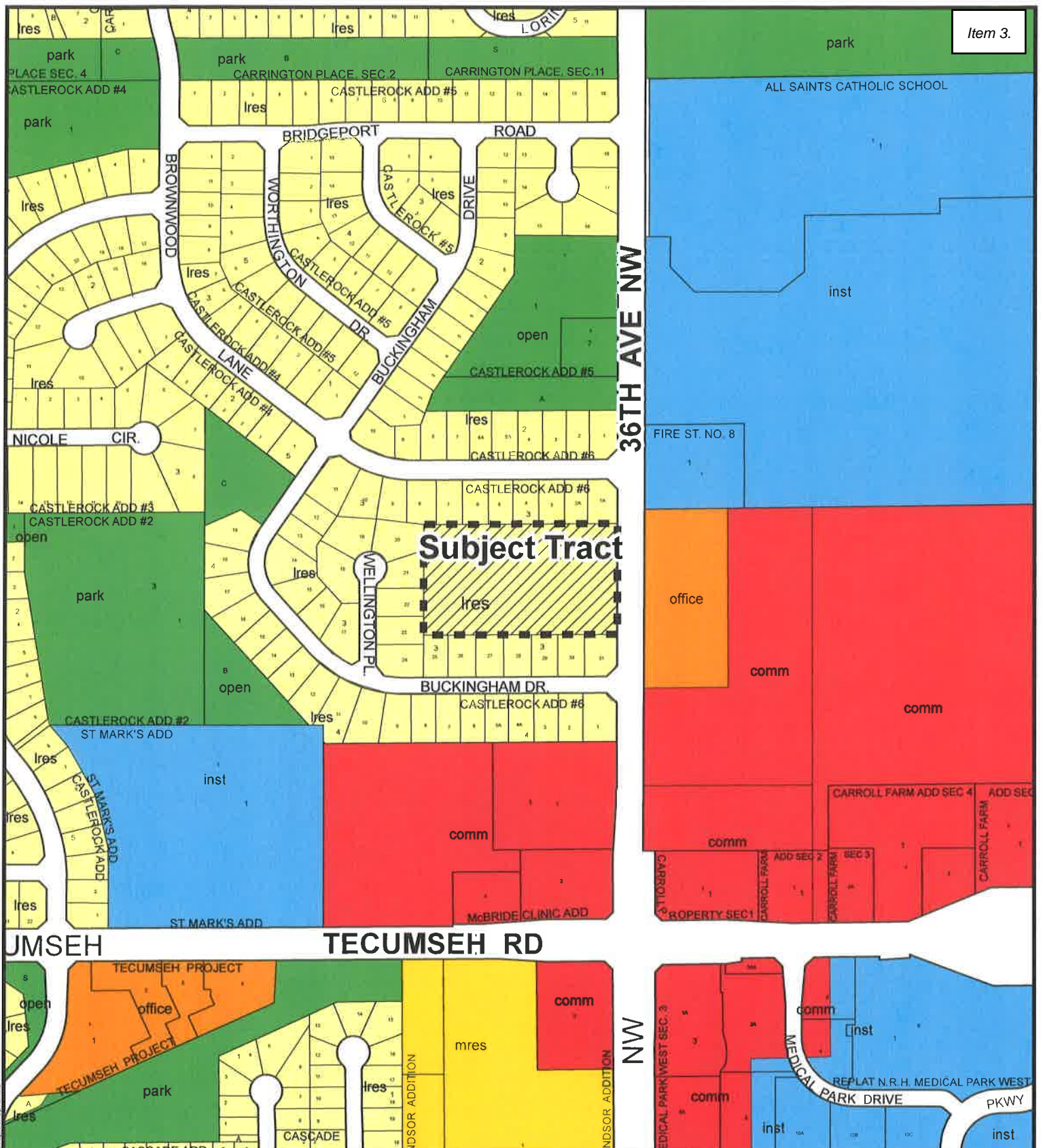
3800 36th Ave. N.W. The applicant seeks to rezone from A-2, Rural Agricultural District, to a PUD, Planned Unit Development. The proposed use for this property is a commercial storage facility.

ANALYSIS: The zoning in this area is primarily R-1, Single-Family Dwelling District, with a PUD, Planned Unit Development, across 36th Ave N.W. to the East. The area's primary land use is residential, abutting the northern, southern, and western edges of the property. There is also a vacant parcel to the east that is proposed office/commercial use.

36th Ave. N.W. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, which the applicant has indicated they will include in the construction of this site. This sidewalk satisfies the proposed High Priority trail along 36th Ave. N.W. in the Greenways Master Plan, leaving no further opportunity for trail development.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, preliminary plat, site plan, and location map are attached.

CONCLUSION: Staff places this item on the consent docket for the August 15, 2023 Greenbelt Commission Meeting.

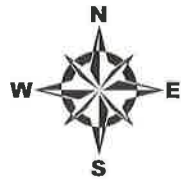


Item 3.

Norman 2025 Land Use Plan



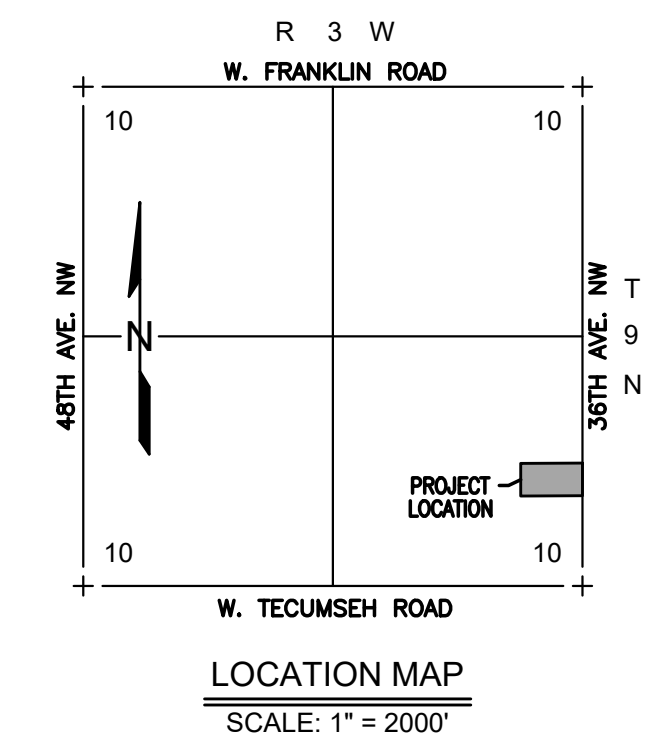
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



August 2, 2023



- Subject Tract
- Zoning



LOT COUNT:	
COMMERCIAL	1 LOT
TOTAL ACRES	5.00

- ## NOTES
1. EXISTING ZONING IS A-2. PROPOSED ZONING IS PUD.
 2. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 3. ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE OWNER/PROPERTY OWNERS ASSOCIATION.
 4. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Ten (10), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence
N00°11'51"W along the East line of said SE/4 a distance of 941.00 feet to the
POINT OF BEGINNING; thence continuing

S89°41'01"W a distance of 643.00 feet; thence
N00°11'51"W a distance of 339.00 feet; thence
N89°41'01"E a distance of 643.00 feet to a point on said East line; thence
S00°11'51"E along said East line a distance of 339.00 feet to the POINT OF
BEGINNING

Said tract contains 217,977 Sq Ft or 5.00 Acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plot of 3800 36TH AVE NW, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owners Association. Officials representing the Public Works Department, shall have the right to enter upon the easement for purposes of periodic inspection and maintenance of the drainage facility. No servicing or work approved from the Public Works Department, Property Owners Association or the City shall be constructed within the easement, provided that the easement does not interfere with the function of the Detention Facility.

LEGEND

BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY

POINT OF COMMENCEMENT
SE CORNER OF THE SE/4
SECTION 10, T9N, R3W, 1M

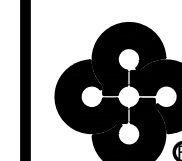
OWNER/DEVELOPER

G2SOK INVESTMENTS, LLC
15100 S. WESTERN AVE., STE. #200
OKC, OK 73170

PH: 405.630.8069

PRELIMINARY PLAT
3800 36TH AVE. NW

300 Pointe Parkway Blvd
Yukon, Oklahoma 73086

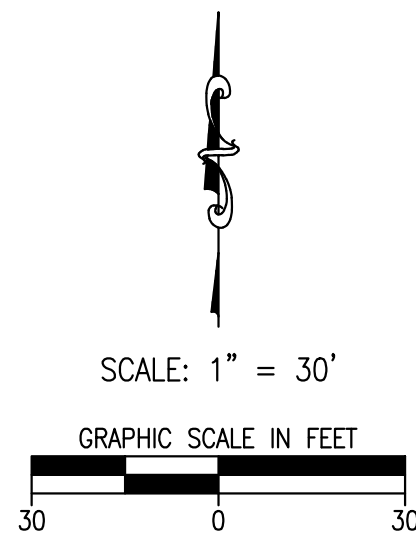


Crafton Tull
architecture | engineering | surveying

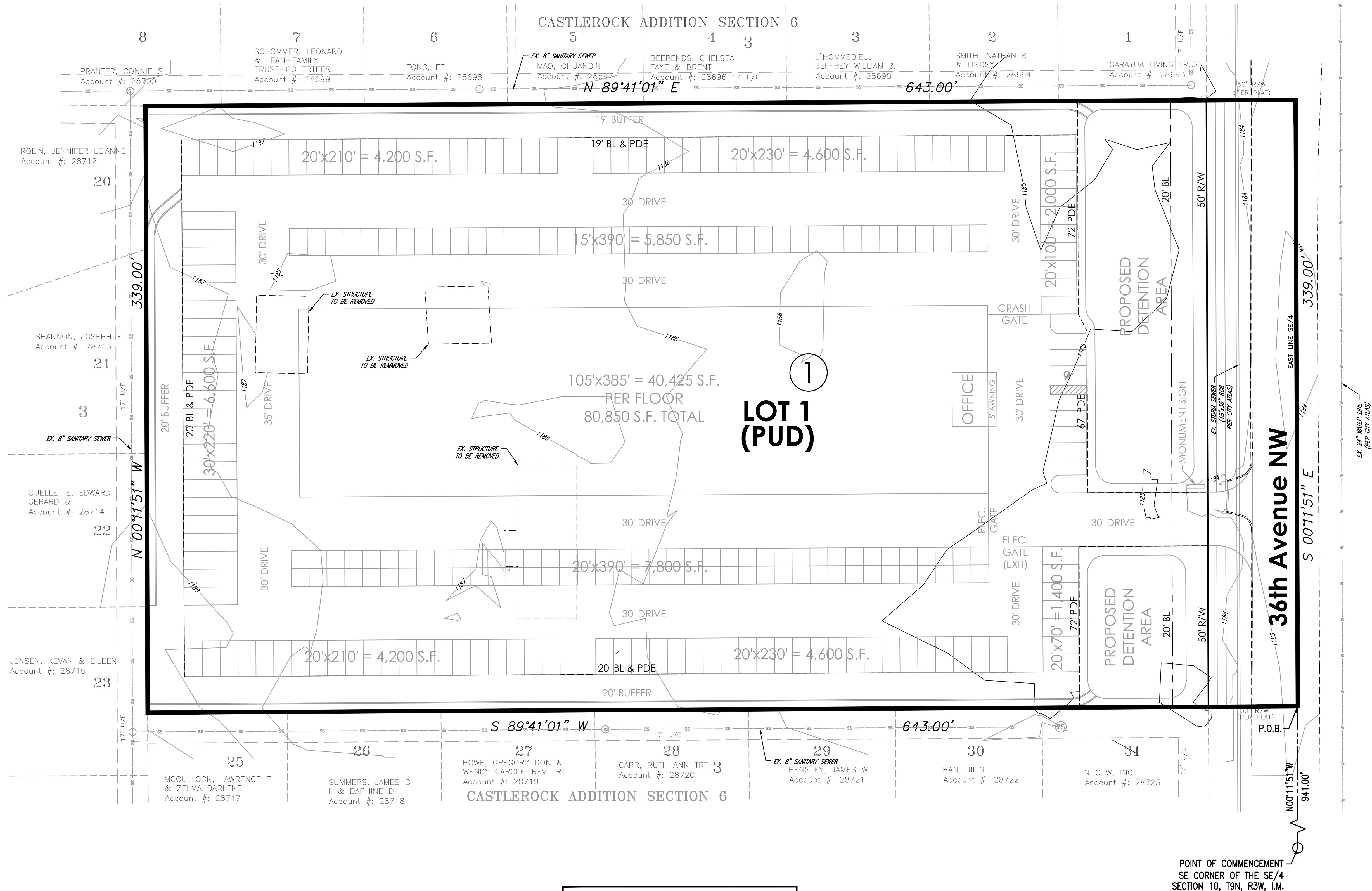
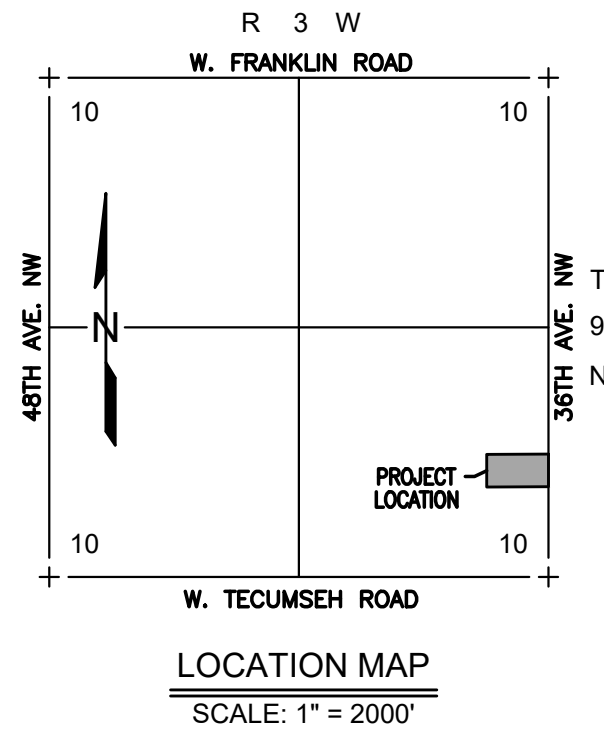
405.787.6270 † 405.787.6276 †
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 08/01/23
PROJECT NO.: 23606600

CERTIFICATE OF AUTHORIZATION



CONCEPTUAL SITE PLAN
OF
3800 36TH AVE. NW
A PART OF THE SE/4 OF SECTION 10, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT:	
COMMERCIAL	1 LOT
TOTAL ACRES	5.00

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Ten (10), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; thence N00°11'51"W along the East line of said SE/4 a distance of 941.00 feet to the POINT OF BEGINNING; thence continuing

S89°41'01"W a distance of 643.00 feet; thence N00°11'51"W a distance of 339.00 feet; thence N89°41'01"E a distance of 643.00 feet to a point on said East line; thence S00°11'51"E along said East line a distance of 339.00 feet to the POINT OF BEGINNING.

Said tract contains 217,977 Sq Ft or 5.00 Acres, more or less.

LEGEND	
BL	BUILDING LIMIT LINE
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY

POINT OF COMMENCEMENT
SE CORNER OF THE SE/4
SECTION 10, T9N, R3W, I.M.

OWNER/DEVELOPER
G2SOK INVESTMENTS, LLC
15100 S. WESTERN AVE., STE. #200
OKC, OK 73170
PH: 405.630.8069

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 08/01/23
PROJECT NO.: 23606600

CERTIFICATE OF AUTHORIZATION
C.A. 973 (PROJ) SERIES 6/2020-04

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

Applicant Name: G2SOK Investments, LLC Date: 8/1/2023

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

Name of Development 3800 36th Ave NW Area (Acres) approximately 5 acres

General Location 3800 36th Ave NW, as more particularly shown on the attached exhibits

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 develop a personal storage facility, as shown on the preliminary site plan.

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 <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Open Space:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Detention Pond:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Parking Lot Landscape:	_____ Yes <input checked="" type="checkbox"/> _____ No	_____ Public _____ Private
Floodplain/Creek:	_____ Yes <input checked="" type="checkbox"/> _____ 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)	<input checked="" type="checkbox"/> Yes	_____ No
Natural Trails (compacted earth 8-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	_____ Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	_____ Yes	<input checked="" type="checkbox"/> 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.)

Ruby Grant Park, All Saints Catholic School and various commercial sites along W Tecumseh Rd

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.)

The Applicant will add sidewalks along 36th Ave NW for additional connectivity within the area.

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.)

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):



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

Case No. R- _____

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

APPLICANT(S) G2SOK Investments, LLC	ADDRESS OF APPLICANT c/o Rieger Law Group, Attorney for Applicant 136 Thompson Drive, Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Gunner Joyce, 405-310-527 EMAIL: gjoyce@riegerlawgroup.com	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): 3800 36th Ave NW, as more particularly described in the attached exhibits.

SIZE OF PROJECT AREA: approximately 5 acres

PRESENT DESIGNATION:

Growth Areas: _____

Land Use: Low Density Residential

Streets: _____

Other: _____

REQUEST TO BE CHANGED TO: Commercial

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 seeks to rezone and amend the property's Norman 2025 designation in order to allow the Applicant to develop a personal storage facility that is thoughtfully designed and laid out on the Property so as to be compatible with the surrounding residential lots. The development is more particularly described in the attached application materials.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Due to the compatibility with the surrounding uses and thoughtful design of the proposed development, no negative affects are anticipated.

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

SIGNATURE OF APPLICANT

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: 8-1-2023

Checked by:



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: HOLIDAY HEIGHTS REAL ESTATE, L.L.C.

PRESENTER: ZACH ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-21.

GENERAL INFORMATION

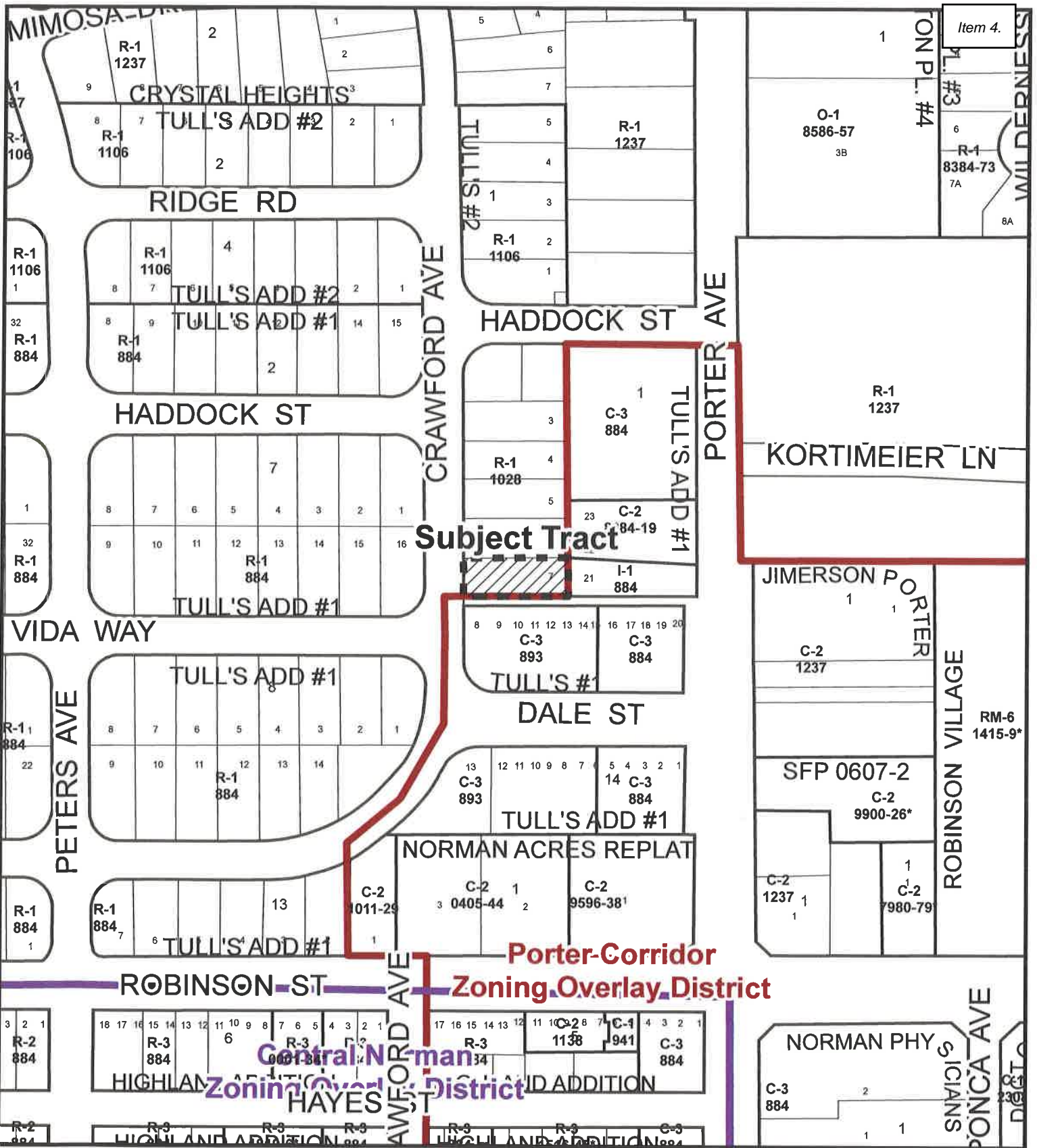
APPLICANT	Holiday Heights Real Estate, L.L.C.	
LOCATION	1413 N. Crawford Ave.	
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Low Density Residential to Office; Rezoning from R-1, Single-Family Residential District, to SPUD, Simple Planned Unit Development	
NORMAN 2025 LAND USE	Current:	Low Density Residential
	Proposed:	Office
LAND USE	Current:	Single-Family Residential
	Proposed:	Office
	North:	Residential
	West:	Residential
	South:	Holiday Heights Healthcare Center
	East:	Commercial
ZONING	Current:	R-1, Single-Family Dwelling District
	Proposed:	SPUD, Simple Planned Unit Development
	North:	R-1, Single-Family Dwelling District
	West:	R-1, Single-Family Dwelling District
	South:	C-3, Intensive Commercial District
	East:	I-1, Light Industrial District, C-2, General Commercial District

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use Plan amendment from Low Density Residential to Office for a property containing approximately 0.22 acres located at 1413 N. Crawford Ave. The applicant seeks to rezone from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development. The proposed use for this property will be office space and parking to support the existing senior living home directly to the south of the subject property.

ANALYSIS: The zoning in this area is primarily R-1, Single-Family Dwelling District, and C-3, Intensive Commercial District. The area's primary land uses are residential and commercial. Crawford Ave. at this location is designated as a Local Street and was platted before current subdivision regulations requiring sidewalks. The adopted Greenways Master Plan shows no trail opportunities adjacent to this property, therefore there are no further opportunity for trail development at this site.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, site plan, and location map are attached.

CONCLUSION: Staff places this item on the consent docket for the August 15, 2023 Greenbelt Commission Meeting.



GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Holiday Heights Real Estate, LLC Date: 7-18-2023

Contact Person: Michael DeYong Telephone/Fax/Email: 405-414-5297, Mdeyong@me.com

Name of Development: _____ Area (Acres): _____

General Location 1413 N. Crawford Ave. Norman, OK

***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 X 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 4-2026. See Attached.

2. Does your proposed development or project incorporate open space(s)?

Yes _____ No X

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**.
 See Attached.

3. **Does** the open space for this **development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A 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 _____

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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.) Tull 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.) No 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 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.
- ☐ Storm water channels
 - ☐ Detention ponds
 - ☐ Floodplains
 - ☐ Stream bank/Riparian corridors
 - ☐ Utility Easements
 - ☐ Abandoned/Active Railroad corridors
 - ☐ Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails? Not applicable.

7. **Please review the statements below and indicate 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.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Y(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(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

NA(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(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

NA(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(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(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.

Y(j) Permeable ground surfaces have been preserved to the extent possible.

Y(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.

NA(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.

NA(m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.

NA(n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.

NA(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

NA(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

NA(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.

Y(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(s) Riparian buffers are incorporated into the Greenbelt System.

Y(t) The commercial developments have provided for pedestrian access.

Y(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

NA(v) Cluster development has been utilized as a means to develop the Greenbelt System.

NA (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.) See attached.

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):

Greenbelt Enhancement Statement

The subject property is a single residential lot of .22 acres located at 1413 N. Crawford Ave., in Norman, OK which is owned by the owners of the Holiday Heights SNF ("the Facility"). The lot is located directly north of and abuts the Facility, a commercial property. It is our understanding that the use of the property as a support location to the Facility actually pre-dates current ownership; though the full nature of that use is unknown at this time. The intent of the owners (and the requested relief) is to rezone the lot so that the owners may continue to use the property in support of the skilled nursing facility. Specifically, the owners seek to allow staff to perform laundry in the building now located on the lot. No other development plans for building or the lot are anticipated. Staff also currently uses a portion of the lot to provide overflow parking and would like to continue to use the lot in this respect. This avoids the necessity for parking associated with the Facility to be on the street or in other locations less convenient to the surrounding area.

The general vicinity of the property (and much of the abutting property) are already zoned and utilized as commercial property. The proposed zoning change would not, therefore, be contrary to the public interest or to our knowledge result in a negative impact on the neighbors or the neighboring area. In addition, although the request is for a zoning change to conform to the uses described above; if a special use restriction is imposed in coordination with such change, the owners have no issue with such action.

Due to the limited area involved and the contiguous nature of the subject property to the commercial property involved, applicants do not believe the project provides significant opportunity for greenbelt enhancement. If additional landscaping to the area impacted would provide benefit, owners are certainly willing to discuss the addition of such elements.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/15/2023

REQUESTER: SOONER TRADITIONS, L.L.C.

PRESENTER: ZACH ABELL, PLANNER I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 23-22.

GENERAL INFORMATION

APPLICANT	Sooner Traditions, L.L.C.
LOCATION	N.E. Corner of W. Lindsey St. and S. Berry Rd.
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office and Low Density Residential to Commercial; Rezoning from CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development
NORMAN 2025 LAND USE	Current: Office and Low Density Residential Proposed: Commercial
LAND USE	Current: Office and Single-Family Residence Proposed: Commercial
	North: Single-Family Residential West: Commercial South: Commercial Restaurant, Single-Family Residential East: Vacant
ZONING	Current: CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District Proposed: SPUD, Simple Planned Unit Development North: R-1, Single-Family Dwelling District

West:	C-2, General Commercial District, O-1, Office-Institutional District, C-1, Local Commercial District
South:	C-2, General Commercial District, R-1, Single-Family Dwelling District
East:	R-1, Single-Family Dwelling District

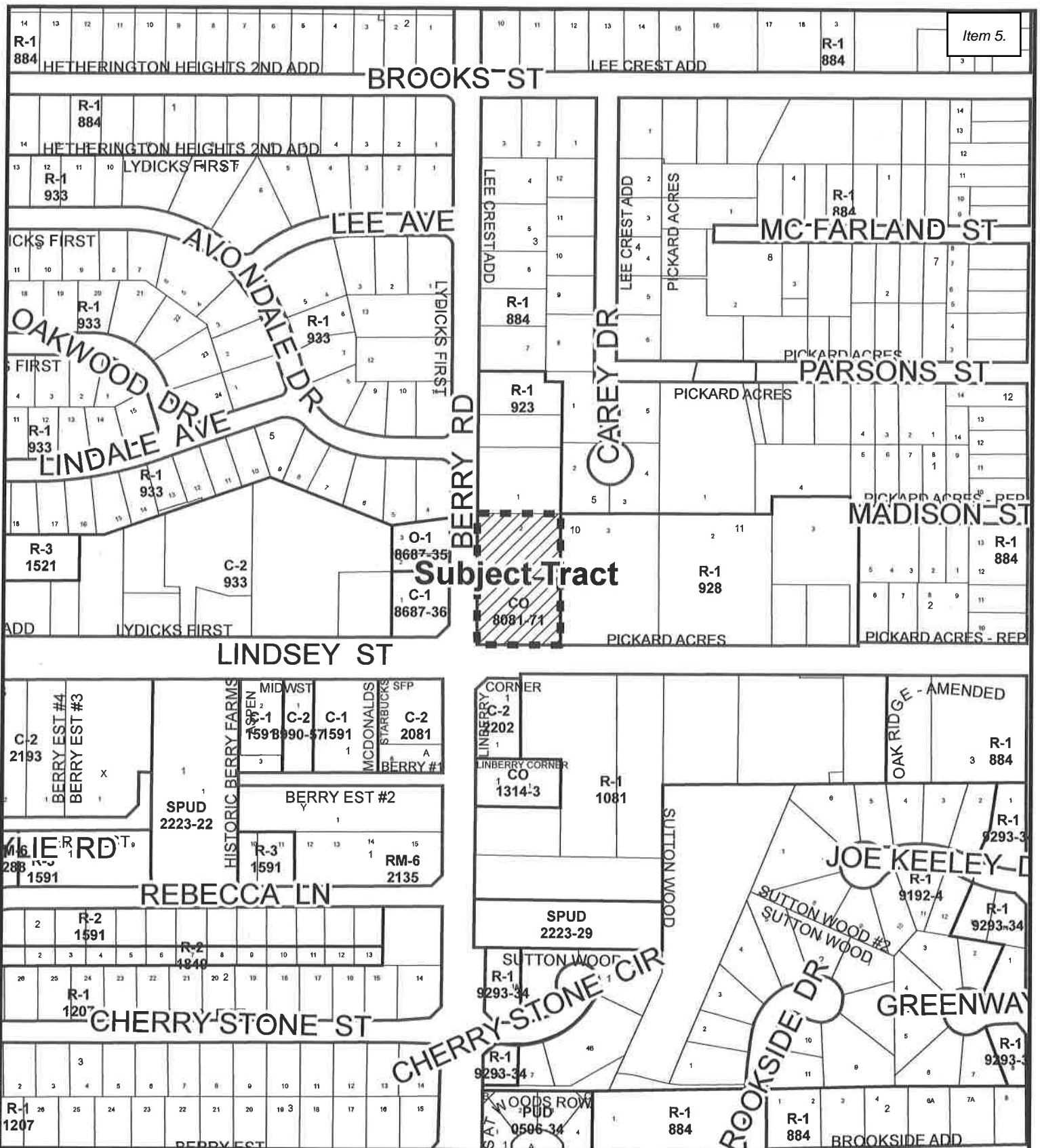
SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use Plan amendment from Office and Low Density Residential to Commercial for a property containing approximately 1.33 acres located at the N.E. Corner of W. Lindsey St. and S. Berry Rd. The applicant seeks to rezone from CO, Suburban Office Commercial District, and R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development. The proposed use for this property will be commercial.

ANALYSIS: The zoning in this area is a mix of C-2, General Commercial District, O-1, Office-Institutional District, C-1, Local Commercial District, and R-1, Single-Family Residential district. The area contains a mixture of residential, office, restaurant, and commercial uses.

W. Lindsey St. and S. Berry Rd. at this location are both designated as a Minor Urban Arterials in the Comprehensive Transportation Plan. They are also both designated as Special Corridors in the plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, however sidewalks already exist along the W. Lindsey St. frontage and the site plan shows the addition of sidewalks along the S. Berry Rd. frontage leaving no further opportunity for trail development.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, site plan, and location map are attached.

CONCLUSION: Staff places this item on the consent docket for the August 15, 2023 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.



August 2, 2023

0 150 300 Ft.



Subject Tract



Zoning



Preliminary Site Development Plan

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

Greenbelt Case No.Pre-Development Case No.Applicant Name: Sooner Traditions, L.L.C. Date: _____Contact Person: Gunner Joyce, Attorney for Applicant Telephone/Fax/Email: 405-310-5274 / gjoyce@riegerlawgroup.comName of Development 1027 & 1035 S. Berry Road Area (Acres) Approx. 1.33General Location NE corner of the Lindsey St. & Berry Rd. intersection**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 the Property and amend the NORMAN 2025 designation to allow for



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	NO	No	--	Public	--	Private
Open Space:	YES	Yes	--	No	--	Public	YES	Private
Detention Pond:	--	Yes	NO	No	--	Public	--	Private
Parking Lot Landscape:	YES	Yes	--	No	--	Public	YES	Private
Floodplain/Creek:	--	Yes	NO	No	--	Public	--	Private
Other	_____							

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

N/A

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	Yes	--	No
Natural Trails (compacted earth 8-10' wide)	--	Yes	NO	No
Parkway Trails (durable surface 6-8' wide)	--	Yes	NO	No
Neighborhood Trails (durable or paved, 6-10' wide)	--	Yes	NO	No
Community Wide Trails (paved, 10-12' wide)	--	Yes	NO	No
Specialized Trails (equestrian, water, etc)	--	Yes	NO	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.)

The West Lindsey Commercial district with its revitalized street scape and multi-modal access infrastructure.

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.)

Sidewalks are provided and will be expanded along Berry Rd. The site has a bus stop and multi-modal access.

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?

Sidewalks will be expanded along the Berry Road frontage to extend pedestrian walkability

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.

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

Y (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.

Y (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

Y (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 (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.

Y (j) Permeable ground surfaces have been preserved to the extent possible.

Y (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.

Y (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.

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.

-- (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.

Y (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.)

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):

LEGAL DESCRIPTIONS:**1027 S. Berry:**

The North 150 feet of Lot Two (2), in Block Ten (10), of Pickard Acres Addition, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

1035 S. Berry:

The South 152.5 feet of Lot Two (2), in Block Ten (10), of Pickard Acres Addition, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.



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

Case No. R- _____

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

APPLICANT(S) Sooner Traditions, L.L.C.	ADDRESS OF APPLICANT c/o Rieger Law Group, Attorney for Applicant 136 Thompson Drive, Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Gunner Joyce, 405-310-527 EMAIL: gjoyce@riegerlawgroup.com	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan

LOCATION AND EXTENT OF AMENDMENT(S): at the NE corner of the Lindsey & Berry intersection, as more particularly described in the attached exhibits.

SIZE OF PROJECT AREA: approximately 1.33 acres

PRESENT DESIGNATION:

Growth Areas: _____

Land Use: Office & Low Density Residential

Streets: _____

Other: _____

REQUEST TO BE CHANGED TO: Commercial

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

The Applicants intends to rezone and amend the NORMAN 2025 designations in order to facilitate the development of a restaurant, as more particularly described in the attached SPUD application.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: The Applicant is seeking to rezone to a SPUD in order to ensure compatibility with surrounding properties. This project is expected to benefit the surrounding area and the City of Norman.

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

SIGNATURE OF APPLICANT:

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: 8-1-2023Checked by: SM