

**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, March 19, 2024 at 5:30 PM

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## 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 POSTPONMENT OF THE MINUTES AS FOLLOWS:

GREENBELT COMMISSION MEETING MINUTES OF FEBRUARY 20, 2024.

### CONSENT DOCKET

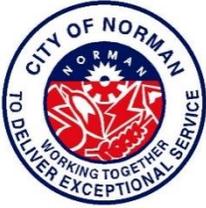
INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-04, GBC 24-05, GBC 24-06, GBC 24-07, and GBC 24-08 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 24-04 FISCHER ACRES.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-05, SALYER ADDITION.
4. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-06, COOK FAMILY HOLDINGS.
5. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF "NO GREENBELT OPPORTUNITY" FOR GBC 24-07, SOONER KIA.

6. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-08, SONIA HOUSING DEVELOPMENT.

**MISCELLANEOUS COMMENTS**

**ADJOURNMENT**



**CITY OF NORMAN, OK**  
**GREENBELT COMMISSION MEETING**  
Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069  
Tuesday, February 20, 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.*

Chair George Dotson called the meeting to order at 5:30 p.m.

**ROLL CALL**

**PRESENT**

- Commissioner- Marguerite Larson
- Commissioner- Mark Nanny
- Commissioner- Zach Dufran
- Commissioner- Kristina Wyckoff
- Commissioner- George Dotson
- Commissioner- Andrew Hewlett\*
- Commissioner- Rachel Wyatt-Swanson

\*Commissioner Andrew Hewlett arrived at 5:41 p.m.

**ABSENT**

- Commissioner- Richard Bornhauser

A quorum was present.

**STAFF PRESENT**

- Lora Hoggatt, Planning Services Manager
- Kelly Abell, Planner I
- Amanda Stevens, Development Center Coordinator
- Jack Burdett, Subdivision Development Coordinator

**GUESTS**

- Sean Rieger, Rieger Law Group PLLC

## MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF NOVEMBER 21, 2023.

**Motion** by Rachel Wyatt-Swanson for approval of the minutes from the November 21, 2023 regular meeting; **Second** by Marguerite Larson.

***The motion was passed unanimously with a vote of 6-0. Minutes from the previous meeting were approved.***

## 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 24-03 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 24-03, CARROLL FARMS.

**Motion** by Kristina Wyckoff to remove item GBC 24-03, Carroll Farms, from the consent docket; **Second** by Marguerite Larson.

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

### GBC 24-03, Carroll Farms

#### Commission Discussion:

- Commissioner Wyckoff expressed concern that the proposed Senior Living is isolated from the rest of the development and has minimal access to Ruby Grant Park.
- Sean Rieger explained this development will have sidewalks throughout.
- Commissioner Wyatt-Swanson asked if the Greenbelt Commission can suggest where potential trails be considered.

**Motion** by Mark Nanny to approve item GBC 24-03, Carroll Farms, with the recommendation to have a continual sidewalk between Tecumseh Road and Ruby Grant Park, along the retention pond, and the City of Norman will follow up with a connector sidewalk along N. Interstate Drive to connect to Ruby Grant Park; **Second** by Kristina Wyckoff.

***The motion was passed unanimously with a vote of 7-0.***

## MISCELLANEOUS COMMENTS

- Commissioner Wyatt-Swanson asked if there were any updates on Article 21.
- Lora Hoggatt explained Staff is waiting for the item to be placed on a Council Committee agenda.
- The commissioners discussed contacting each of their councilmembers regarding Article 21.

## ADJOURNMENT

The meeting was adjourned at 6:01 p.m.



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 03/19/2024

**REQUESTER:** Doyle and Janet Reich

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-04 FISCHER ACRES.

## BACKGROUND:

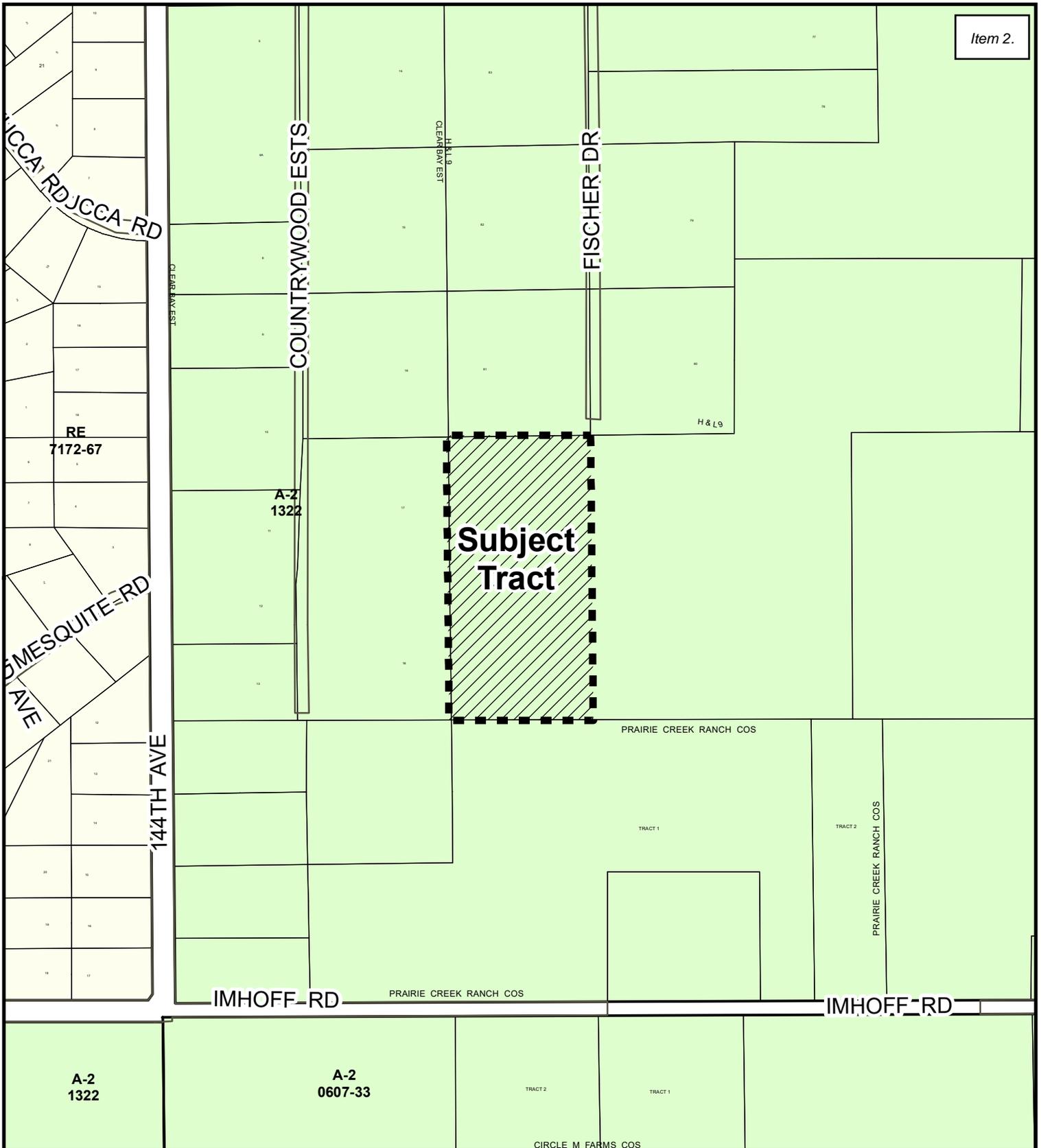
APPLICANT	Doyle and Janet Reich
LOCATION	One half mile south of the intersection of East Lindsey and Fischer Avenue, at the end of Fischer Avenue
PROPOSAL	Rural Certificate of Survey (COS): Subdividing a 19.81 acres tract from 80 acres

The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 20 acres from an 80 acre parcel, creating two parcels.

**DISCUSSION:** This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density due to the portions of land over the Garber-Wellington Aquifer primary recharge area and 100 year floodplain. A significant portion of the subject parcel is in 100 year floodplain and would require floodplain permits to develop in those areas. The subject tract will have access from Fischer Drive. Fischer Drive does not have a designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master plan does not propose trails or sidewalks for the subject.

The Greenbelt Enhancement Statement, Rural Certificate of Survey, and location maps are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the March 19, 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.

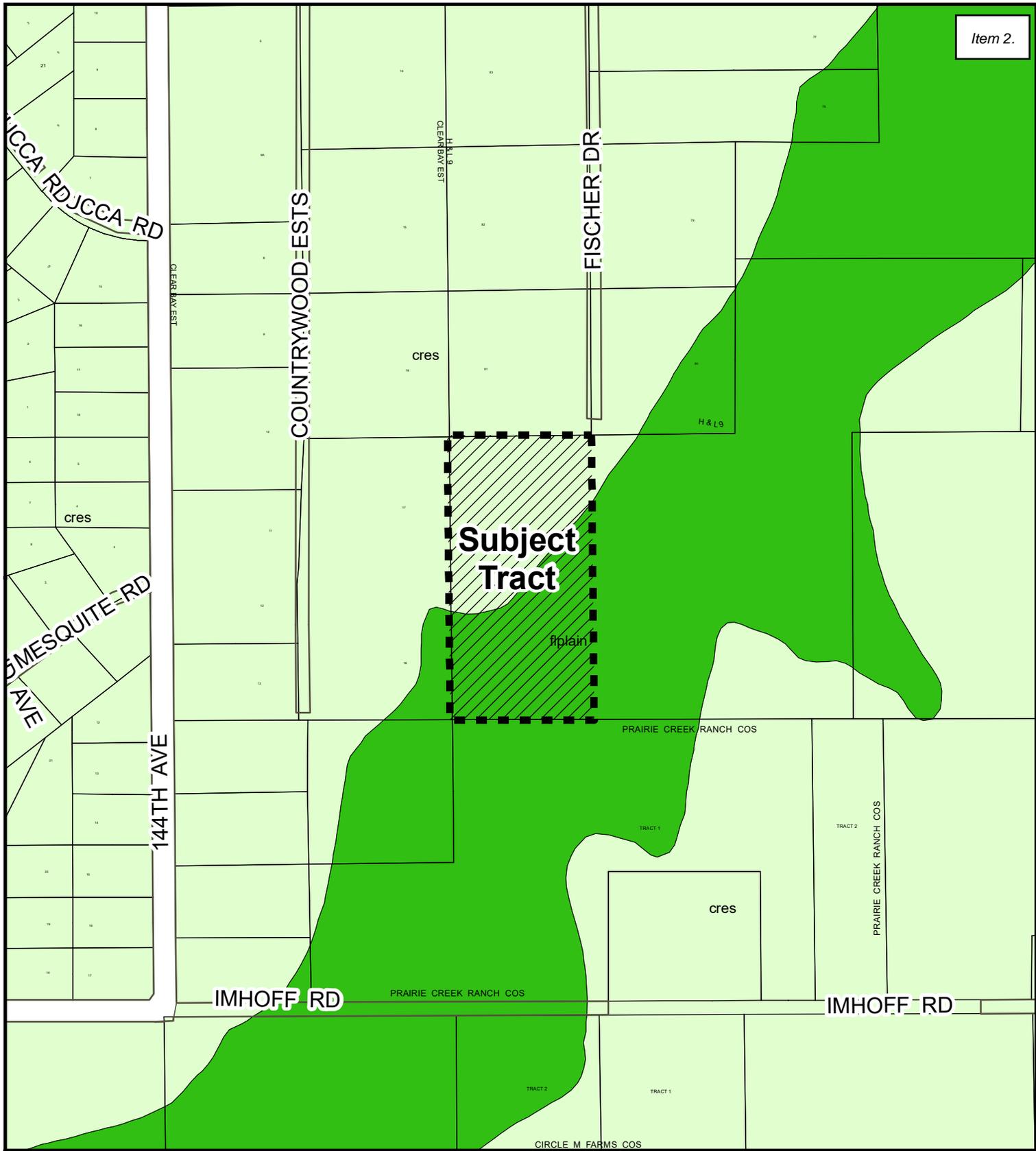


March 6, 2024



 Subject Tract

Item 2.



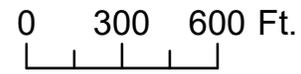
# Norman 2025 Land Use Plan



Map Produced by the City of Norman  
 Geographic Information System.  
 The City of Norman assumes no  
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 in the information presented.



March 6, 2024



 Subject Tract

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**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

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

Applicant Name: Doyle Reich Date: February 23, 2024

Contact Person: Doyle Reich Telephone: 405-229-4670

Email: Janet.Reich2017@gmail.com

Name of Development: FISCHER ACRES Area (Acres): 19.81

General Location 1/2 MILE South of the intersection on East Lindsey and Fisher Ave. Section 5, T-8-N, R-1-E

a. **This is a:** Land Use Plan Amendment; Preliminary Plat; Rural Certificate of Survey.

b. Proposed **Land Use:** Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Other X

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.

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

of Proposal (please check all that apply)

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 X No \_\_\_ Public \_\_\_ Private

Open Space: \_\_\_ Yes X No \_\_\_ Public \_\_\_ Private

Detention Pond: \_\_\_ Yes X No \_\_\_ Public \_\_\_ Private

Parking Lot Landscape: \_\_\_ Yes X No \_\_\_ Public \_\_\_ Private

Floodplain/Creek: \_\_\_ Yes X 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 \_\_\_ 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 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.) NONE
  
- 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
  
- 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](http://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? **This 19.81 acres will be sold to one buyer.**

- 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

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\_(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.

NA\_(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.

NA\_(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.

NA\_(j) Permeable ground surfaces have been preserved to the extent possible.

NA\_(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. NA\_(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.

NA\_(t) The commercial developments have provided for pedestrian access.

NA\_(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.) **This 19.81 acres of land will be sold to one buyer.**

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):**

# Fischer Acres

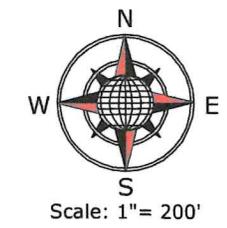
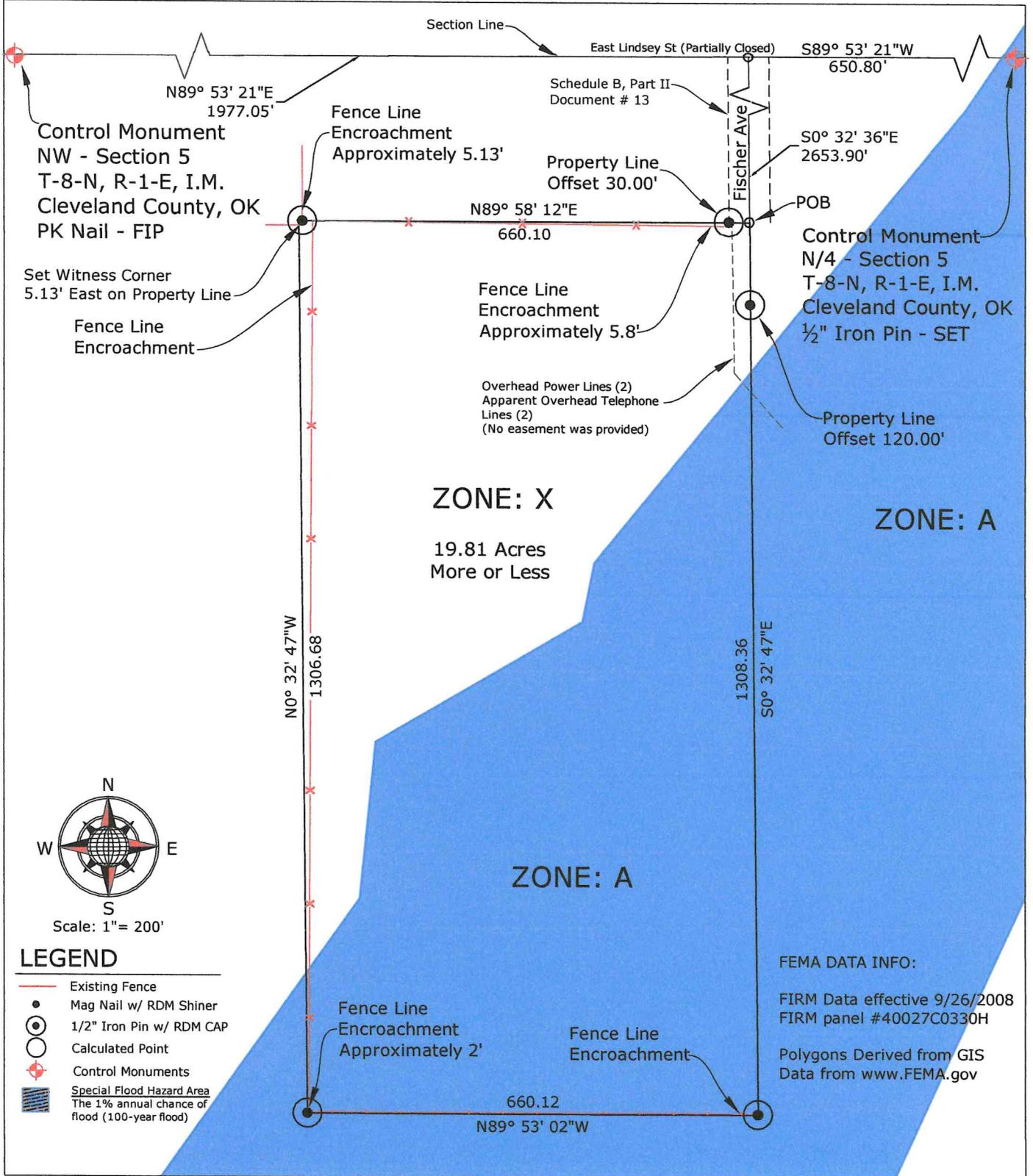
(Norman Rural Certificate of Survey Subdivision)  
 Part of the W/2 of Section 5, T8N, R1E, I.M.,  
 Norman, Cleveland County, Oklahoma.

Filing Stamp:

Item 2.

RDM LAND SURVEYING CO.  
 ROGER D. MAYES, PLS #1029  
 CA #2347, EXPIRES JUNE 30, 2025  
 P.O. BOX 921  
 PURCELL, OKLAHOMA 73080  
 (405) 527-5838

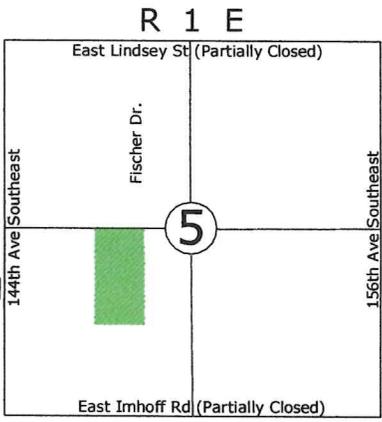
CLIENT: REICH, DOYLE & JANET  
 DATE OF SURVEY: 02/15/2024  
 BASIS OF BEARINGS: DEED  
 County: CLEVELAND  
 Last Site Visit: 02/18/2024



**LEGEND**

- Existing Fence
- Mag Nail w/ RDM Shiner
- 1/2" Iron Pin w/ RDM CAP
- Calculated Point
- Control Monuments
- Special Flood Hazard Area  
The 1% annual chance of flood (100-year flood)

FEMA DATA INFO:  
 FIRM Data effective 9/26/2008  
 FIRM panel #40027C0330H  
 Polygons Derived from GIS Data from www.FEMA.gov



**Title Commitment Provided by:**

Chicago Title Oklahoma Co.  
 1601 NW Expressway, Suite 1000  
 Oklahoma City, OK 73118  
 Main Phone: (405)840-9191  
 Order Number: 710062400031  
 Commitment Date: January 3, 2024 at 07:00 AM

**Schedule B, PART II**

10. Right of Way in favor of TransOK Pipe Line Company recorded in Book 238, Page 430. Is Partially Blanket in Nature and it is not shown on Plat.
11. Right of Way in favor of Gulf Refining Company recorded in Book 296, Page 237. Is Blanket in Nature and it is not shown on Plat.
12. Right of Way in favor of Sunray DX Oil Company recorded in Book 464, Page 435. Is Blanket in Nature and it is not shown on Plat.
13. Private Roadway and Utility Easement recorded in Book 662, Page 95. (Document Contains Several Legals descriptions, Only shown the one for Fischer Ave (paragraph 6 of Book 662 pg 95)).
14. Assignment and Assumption of Pipeline Assets and Easements recorded in Book 6515, Page 716. Is Blanket in Nature and it is not shown on Plat.

**Surveyor Notes**

1. Points along existing roadway fence may not represent actual Right-of-Way.
2. No Existing Structures were found on the Property.
3. No OKIE Utilities or any underground improvements were requested to be located.
4. Property may be subject to adverse possession, prescriptive easements, and other boundary disputes.
5. FEMA Flood Data Overlay is for visual reference only may not be accurate with actual location of monuments.
6. This Certificate of Survey Plat is not a Flood Certificate, No Base Flood Elevation data determined.
7. Parent Tract Legal description was provided by client.

# FISCNER ACRES

Filing Stamp:

(Norman Rural Certificate of Survey Subdivision)  
Part of the W/2 of Section 5, T8N, R1E, I.M.,  
Norman, Cleveland County, Oklahoma.

Item 2.

## LEGAL DESCRIPTION

A tract of land that is a part of the West Half (W/2) of Section Five (5), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing from the Northeast Corner of the Northwest Quarter (NW/4) said Section 5; thence along Section Line, S89°53'21"W a distance of 650.80; thence S00°32'36"E a distance of 2653.90 feet to the POINT OF BEGINNING; thence S00°32'47"E a distance of 1308.36 feet; thence N89°53'02"W a distance of 660.12 feet; thence N00°32'47"W a distance of 1306.68 feet; thence N89°58'12"E a distance of 660.10 feet to the POINT OF BEGINNING.

The above described tract of land contains 19.81 acres, more or less.

I, Roger D. Mayes, a Registered Land Surveyor in and for the State of Oklahoma, do hereby certify that I have made or have had made under my supervision, this survey in accordance with the original survey of this area and find this Plat of Survey to be a true and accurate representation of the above described property.

This Plat meets or exceeds the current "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.



Roger D. Mayes  
ROGER D. MAYES  
Registered Land Surveyor No. 1029

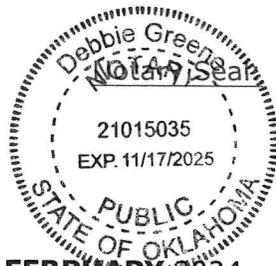
### Notary

STATE OF OKLAHOMA, COUNTY OF CLEVELAND §:

Before me, a Notary Public, in and for said County and State, on this **23** day of **FEBRUARY**, 2024, personally appeared **Roger D. Mayes**, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his fee and voluntary act and deed.

My Commission expires: 11-17-2025

Notary Public: Debbie Greene



### Norman Planning Commission

Accepted by the City of Norman, Oklahoma, Planning Commission on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman: \_\_\_\_\_

Notary Seal:

### Notary

STATE OF OKLAHOMA, COUNTY OF CLEVELAND §:

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his fee and voluntary act and deed.

My Commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

### Norman City Council

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Notary Seal:

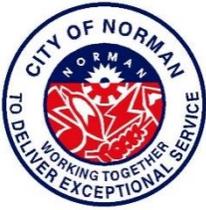
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My Commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 03/19/2024

**REQUESTER:** Kent Mace

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-05, SALYER ADDITION.

## BACKGROUND:

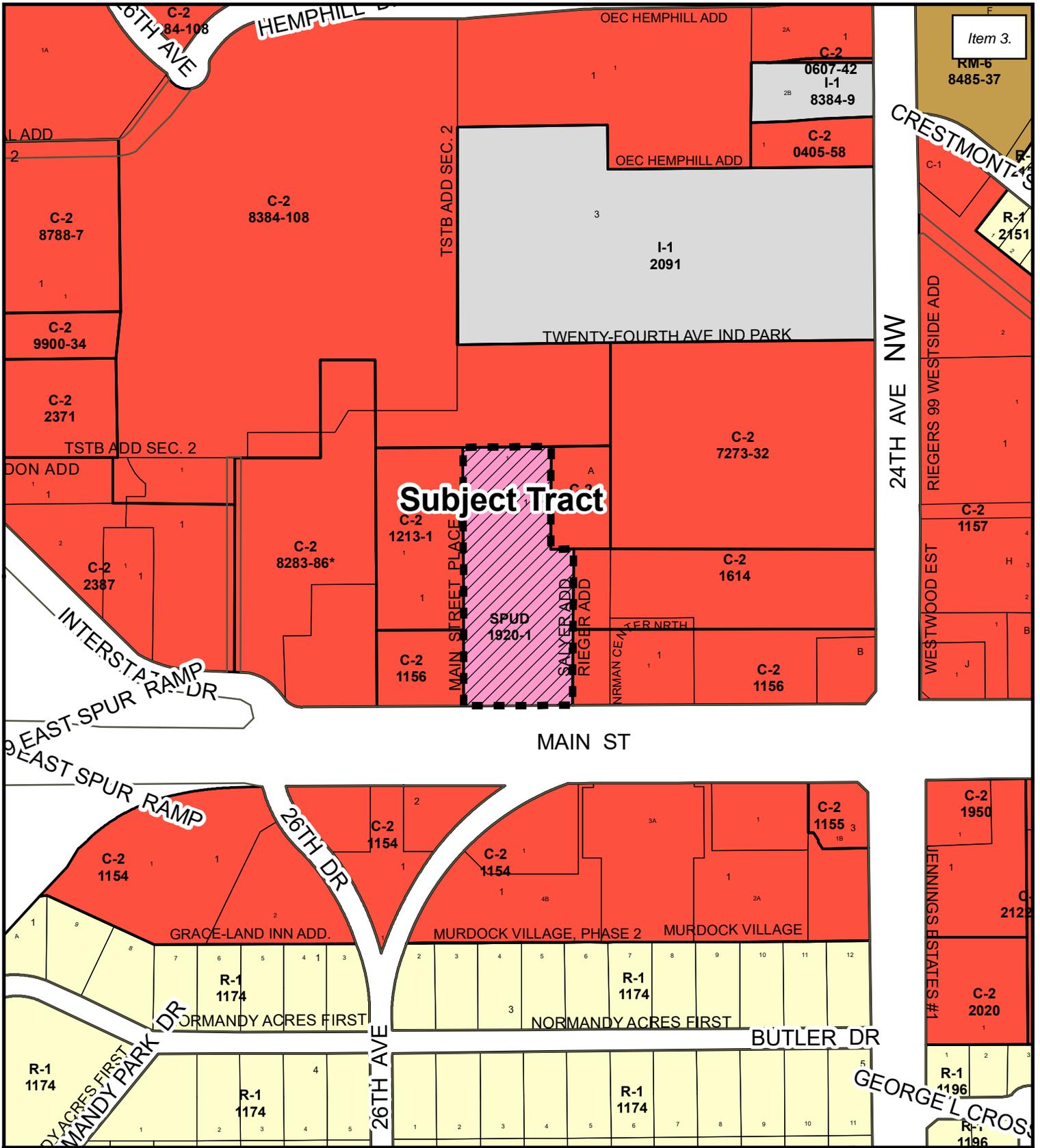
APPLICANT	Kent Mace
LOCATION	2505 W. Main Street
PROPOSAL	Preliminary Plat of Replat of Salyer Addition; Rezoning from SPUD, Simple Planned Unit Development, to C-2 General Commercial.

The applicant submitted an application for a preliminary plat for a Replat of Salyer Addition. The applicant has also requested rezoning from SPUD, Simple Planned Unit Development, to C-2 General Commercial. The applicant requests to create a new out parcel with 0.543 acres of the existing lot; this new parcel will be used for a new commercial building.

**DISCUSSION:** This general area is zoned C-2 which is intended for local residents to conduct personal business and retail shopping for the community. There are sidewalks which run along Main Street and connect to the 36<sup>th</sup> Avenue Current Trail. There is no portion of this parcel in floodplain or the WQPZ, Water Quality Protection Zone. Main Street is identified as a Principle Urban Arterial per the Norman Comprehensive Transportation Plan. There are no proposed trails for this property.

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

**RECOMMENDATION:** Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.



# Location Map



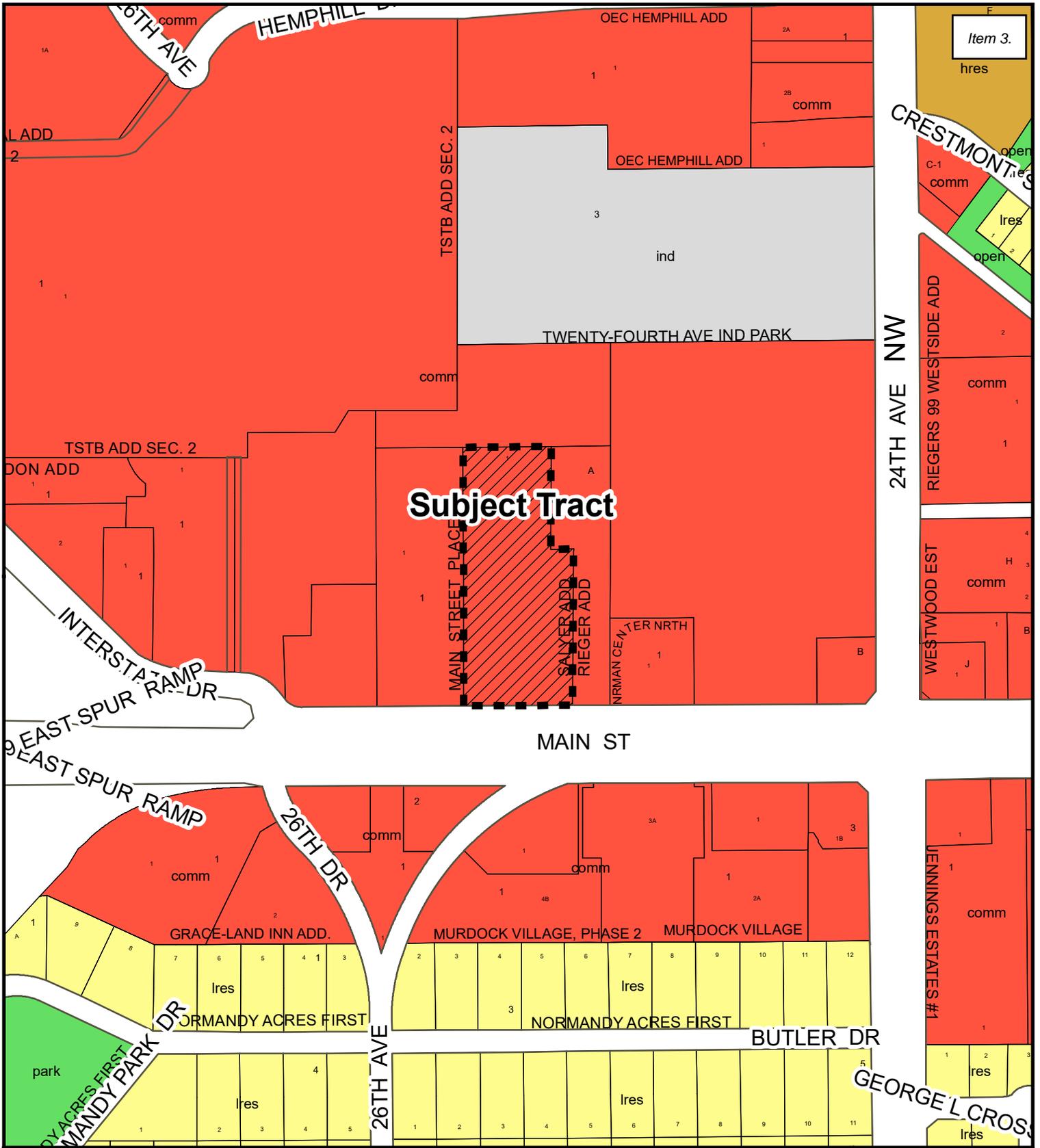
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



March 6, 2024



 Subject Tract



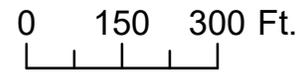
# Norman 2025 Land Use Plan



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 Subject Tract

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**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. The 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 submit it to City of Norman staff at 201 'A' West Gray Street, Norman, OK 73069.***

Attached are copies of the two (2) applicable sections of the adopted Greenbelt Ordinance, Sections 4-2023A, and 4-2026 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](http://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 **405-366-5322**.

**Definitions for Evaluating Greenbelt Enhancement Statements.**

These are the definitions included in the City of Norman's Code of Ordinances, **Section 4-2023A** and are essential to completing the GES.

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

(b) **Cluster Development**: as defined by the City of Norman Code in Section 19-210, as may be amended from time to time.

(c) **Conservation Easement**: 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, assuring 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.

(d) **Floodplain:** as defined by the City of Norman Code in Section 22:429.1.2 as may be amended from time to time.

(e) **Flowage Easement:** 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.

(f) **Greenbelt Enhancement Statement (GES):** 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 Norman 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.

(g) **The Greenbelt System:** includes the following spaces, regardless of whether they are open to the public:

1. A system of trails (both on and off road) intended to connect parks, green spaces, schools, retail, employment, and residential areas.
2. 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 Norman 2025 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.

(h) **Green Space:** 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.

(i) **Greenway:**

1. 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
2. A trail; and/or
3. 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.

(j) **Impervious Surface:** one that does not permit penetration or passage of water, such as a roof or paved street or parking area.

(k) **Riparian Buffers:** 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.

(l) **Structure:** as defined by the City of Norman Code in Section 22:450 of the Zoning Ordinance, as may be amended from time to time.

(m) **Take Line:** exterior boundary of the property acquired by the Bureau of Reclamation for construction of Lake Thunderbird.

(n) **Trail:** 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:

**Community Wide (Regional or Arterial) Trails:** trails between **10' and 12'** in width that provide access from one part of the city to another.

**Neighborhood Trails:** trails between **6' and 10'** in width that mimic the system of local neighborhood streets and ultimately connect to larger arterial trails.

**Natural Trails:** trails at least **8'-10'** in width composed of compacted earth.

**Parkway Trails:** trails between **6' and 8'** 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.

**Sidewalk Trails:** sidewalks located alongside streets that are constructed in accordance with City design criteria and designated as trails.

**Specialized Trails:** 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 4-2026**, 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 Norman.
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 of Norman 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 Norman.
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 flood prone 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) Multi-purpose greenways should be created that:

1. Create a unique greenway character for Norman;
2. Protect environmentally sensitive areas of the City and serve as a wildlife habitat;
3. Serve as a storm water management resource for urban run-off 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 thru conservation easements or other means;
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: Nyssa Raatko L.L.C. Date: 2-5-2024

Contact Person: Eric Fleske Telephone/Fax/Email: 405-990-2509

Name of Development: Replat of Salyer Addition Area (Acres): 3.145

General Location 2505 W Main, 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  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.

Proposed Lot 1 - C-2, General Commercial - Express Oil Change.  
Proposed Lot 2 - Marijuana Processing (Existing)

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: | <input checked="" type="checkbox"/> Yes ___ No | ___ Public <input checked="" type="checkbox"/> 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 4-2023A 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  | _____                                   |  |

**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.) *Normandy Park, many commercial site along Main Street. Russell Bates 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.) *Existing 5' sidewalk along Main Street.*
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](http://NormanOK.gov/MasterPlan) is provided.
- Storm water channels
  - Detention ponds
  - Floodplains
  - Stream bank/Riparian corridors
  - Utility Easements
  - Abandoned/Active Railroad corridors
  - Other *none*

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

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.

- No* (a) Portions of the Greenbelt System are accessible to the general public.
- No* (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

- No (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.
- No (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- No (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.
- No (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.
- Yes (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.
- No (j) Permeable ground surfaces have been preserved to the extent possible.
- No (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.
- No (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.
- No (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- No (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- No (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 (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.
- No (s) Riparian buffers are incorporated into the Greenbelt System.
- Yes (t) The commercial developments have provided for pedestrian access.
- No (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.

*No* (v) Cluster development has been utilized as a means to develop the Greenbelt System.

*No* (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.)

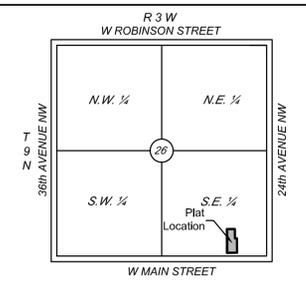
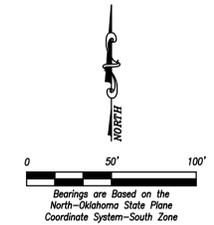
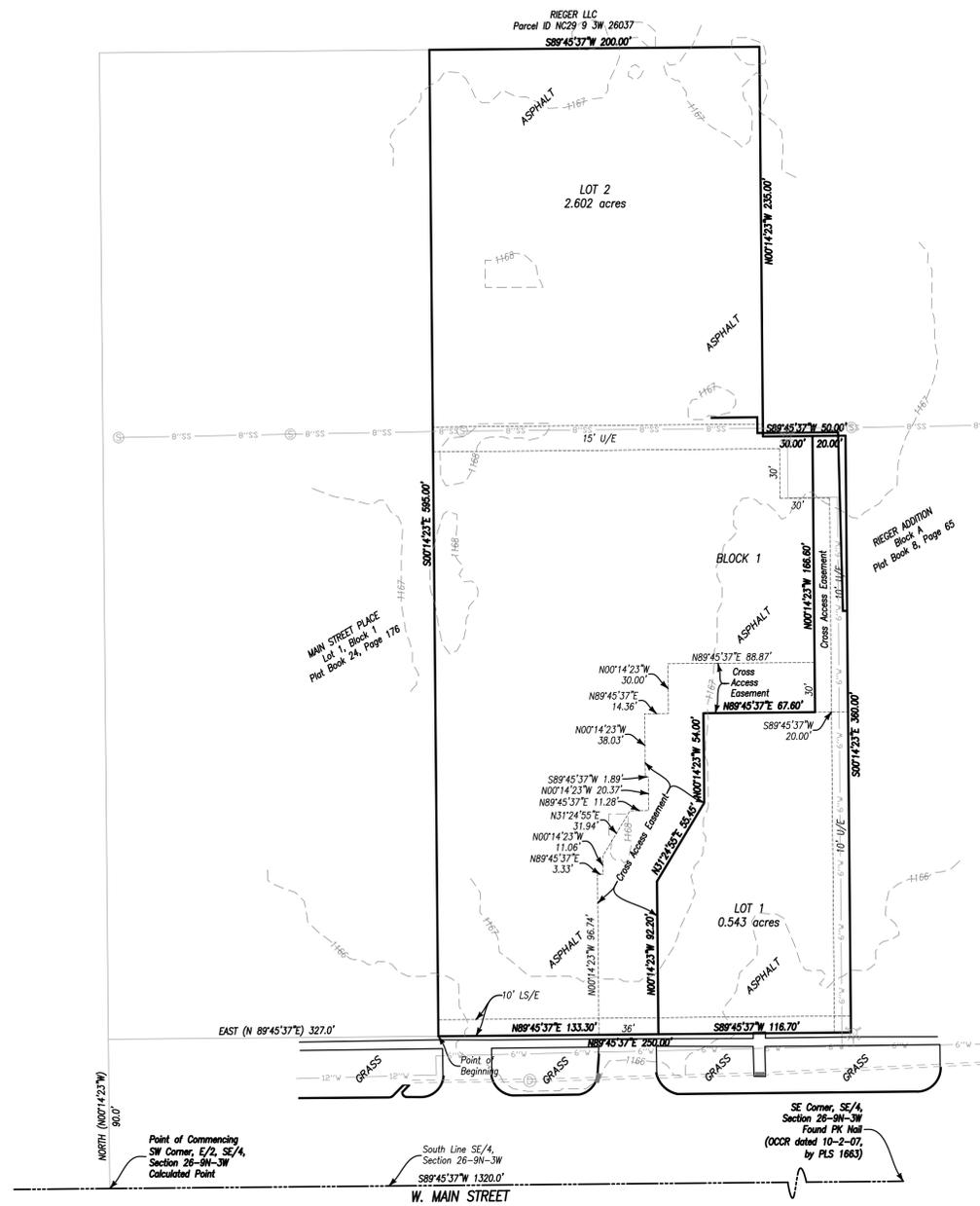
*Existing Commercial Area already fully developed. Adding an additional Building/Business will not change the impervious area, but will add landscaping that was not required initially.*

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):**

# PRELIMINARY PLAT OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



### LEGAL DESCRIPTION

Lot 1 in Block 1 of SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143:

A part of the East Half of the Southeast Quarter of Section 26, Township 9 North, Range 3 West, of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.0 feet North and 327.0 feet East of the Southwest corner of the East Half of said Southeast Quarter; THENCE North 89°45'37" East, parallel with the South line of the East Half of said Southeast Quarter, a distance of 250.00 feet; THENCE North 00°14'23" West a distance of 360.00 feet; THENCE South 89°45'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°45'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

### LEGEND

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- ⊙ SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- \* FOUND MAG NAIL WITH FOUND IRON PIN
- ◇ FOUND PLSS MONUMENT
- ⊕ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊕ CURB INLET
- ⊕ FIRE HYDRANT
- STORM SEWER PIPE
- 8"SS EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- FENCE
- CURB AND GUTTER
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- GS = GREENSPACE
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- LNA = LIMITS OF NO ACCESS
- ROW = RIGHT OF WAY

### DATE PREPARED:

2/7/2024

### OWNERS:

NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

### LAND SURVEYORS:

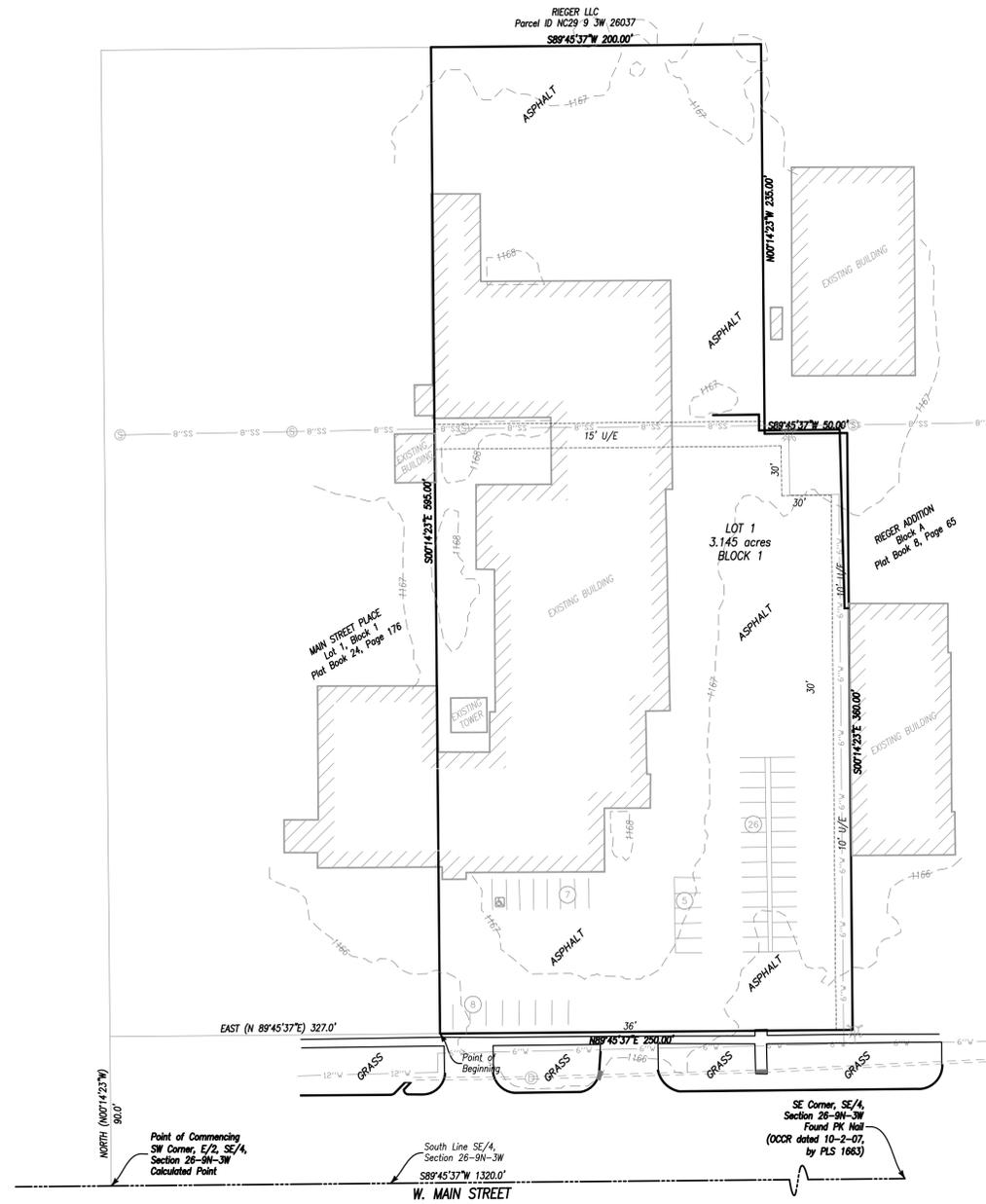
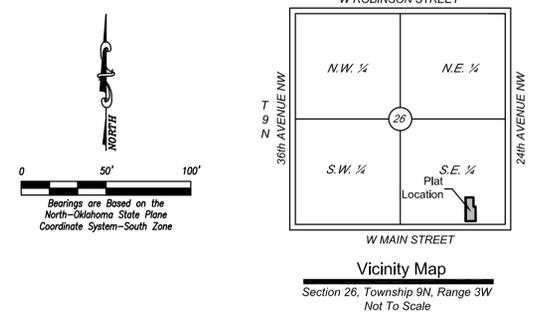
MacBax Land Surveying, PLLC  
civil engineering & land surveying

5744 Huettner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@mbsl.us

Certificate of Authorization  
No. 8137

# EXISTING SITE PLAN OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



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**LEGEND**

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
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**LAND SURVEYORS:**  
**M B L S**  
MacBax Land Surveying, PLLC  
civil engineering & land surveying  
5744 Huettnert Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@mbls.us

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**DATE PREPARED:**  
2/7/2024

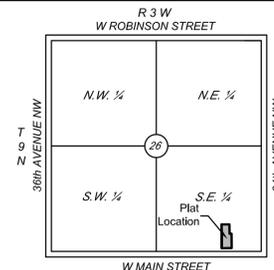
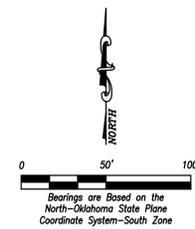
**OWNERS:**  
NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

**SITE INFORMATION**

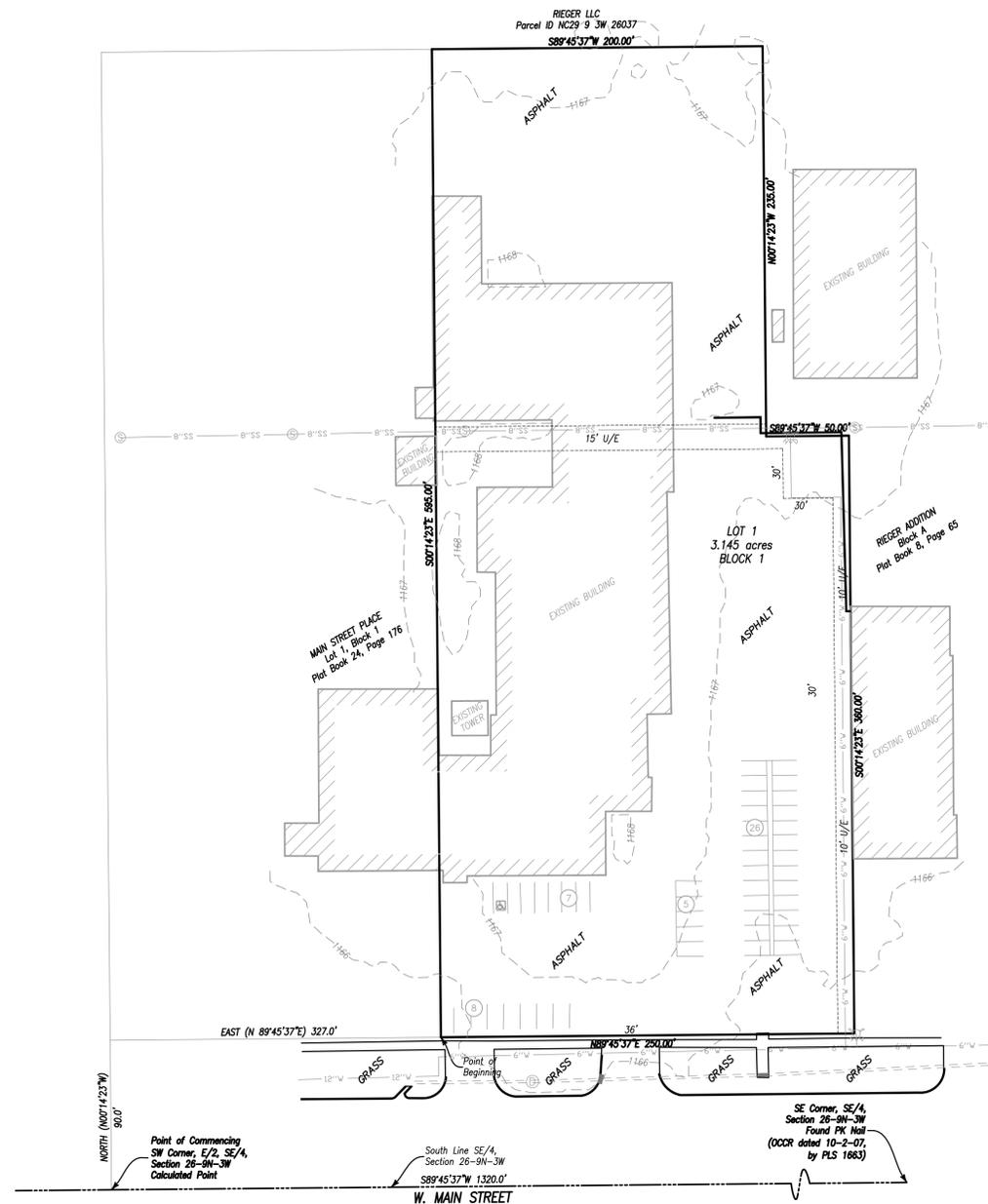
TOTAL SITE AREA	3.145 acres	137,007.87 sf
EXISTING BUILDINGS	0.961 acres	41,875.56 sf
ASPHALT PAVEMENT	2.184 acres	95,132.31 sf
UNIMPROVED AREAS	0.000 acres	0.00 sf
REGULAR MARKED PARKING SPACES	45	
ACCESSIBLE SPACES	1	

# EXISTING SITE PLAN OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
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**Vicinity Map**  
Section 26, Township 9N, Range 3W  
Not To Scale



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**LEGEND**

- |           |   |           |                              |
|-----------|---|-----------|------------------------------|
| ●         | SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"     | — 8"SS —  | EXISTING SANITARY SEWER LINE |
| ⊙         | SET MAG NAIL WITH SHINER "MACBAX CA 8137"       | — — — — — | PROPOSED STORM SEWER LINE    |
| ▲         | SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137" | — — — — — | EXISTING WATER LINE          |
| *         | FOUND MAG NAIL WITH FOUND IRON PIN              | — — — — — | FENCE                        |
| ◇         | FOUND PLSS MONUMENT                             | — — — — — | CURB AND GUTTER              |
| ⊕         | SANITARY SEWER MANHOLE                          | — — — — — | SECTION LINE                 |
| ⊙         | STORM SEWER MANHOLE                             | — — — — — | QUARTER SECTION LINE         |
| ■         | CURB INLET                                      | — — — — — | BOUNDARY LINE                |
| ⊕         | FIRE HYDRANT                                    | — — — — — | LOT LINES                    |
| — — — — — | STORM SEWER PIPE                                | — — — — — | EASEMENT LINES               |
- 
- |                                 |
|---------------------------------|
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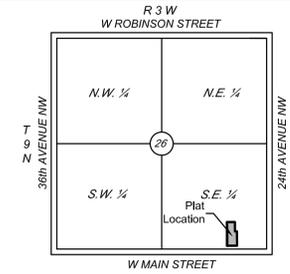
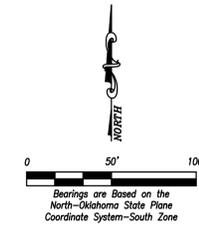
TOTAL SITE AREA	3.145 acres	137,007.87 sf
EXISTING BUILDINGS	0.961 acres	41,875.56 sf
ASPHALT PAVEMENT	2.184 acres	95,132.31 sf
UNIMPROVED AREAS	0.000 acres	0.00 sf

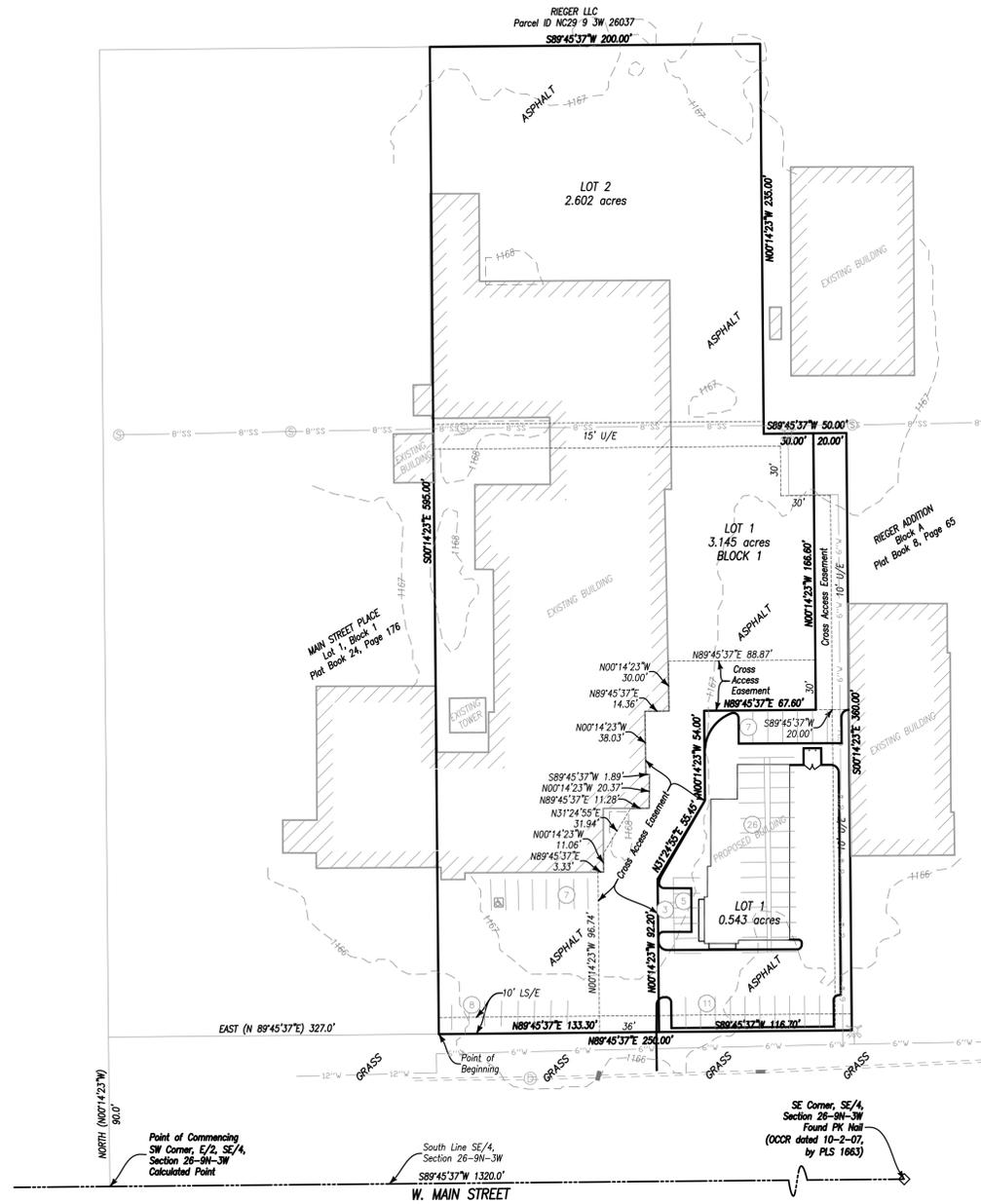
REGULAR MARKED PARKING SPACES	45
ACCESSIBLE SPACES	1

# PRELIMINARY DEVELOPMENT PLAN OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Vicinity Map**  
Section 26, Township 9N, Range 3W  
Not To Scale



**LEGAL DESCRIPTION**

Lot 1 in Block 1 of SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143:  
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**LEGEND**

●	SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"	— 8"SS —	EXISTING SANITARY SEWER LINE
⊙	SET MAG NAIL WITH SHINER "MACBAX CA 8137"	— W — W —	PROPOSED STORM SEWER LINE
▲	SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"	— W — W —	EXISTING WATER LINE
*	FOUND MAG NAIL WITH FOUND IRON PIN	— O — O — O —	FENCE
◇	FOUND PLSS MONUMENT	— — — — —	CURB AND GUTTER
⊕	SANITARY SEWER MANHOLE	— — — — —	SECTION LINE
⊙	STORM SEWER MANHOLE	— — — — —	QUARTER SECTION LINE
⊕	CURB INLET	— — — — —	BOUNDARY LINE
⊕	FIRE HYDRANT	— — — — —	LOT LINES
— — — — —	STORM SEWER PIPE	— — — — —	EASEMENT LINES
		UE =	UTILITY EASEMENT
		DE =	DRAINAGE EASEMENT
		PDE =	PRIVATE DRAINAGE EASEMENT
		GS =	GREENSPACE
		BL =	BUILDING LIMIT LINE
		LNA =	LIMITS OF NO ACCESS
		ROW =	RIGHT OF WAY

**LAND SURVEYORS:**

**MBSL**  
MacBax Land Surveying, PLLC  
civil engineering & land surveying  
5744 Huettner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@mbls.us

Certificate of  
Authorization  
No. 8137

**DATE PREPARED:**

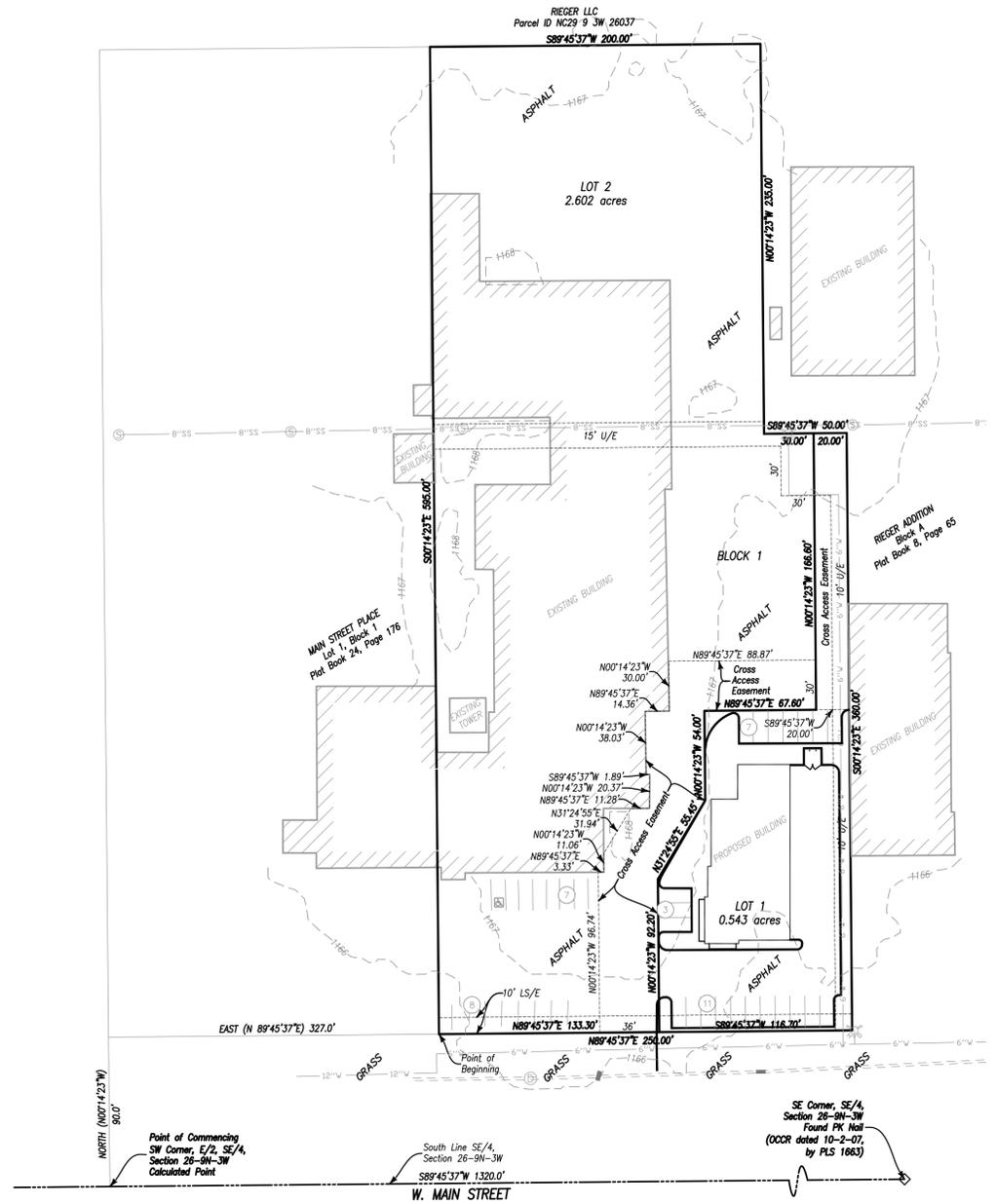
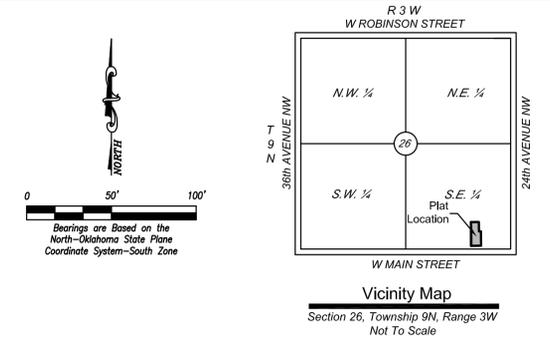
2/7/2024

**OWNERS:**

NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

# PROPOSED SITE PLAN OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**

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**LEGEND**

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- \* FOUND MAG NAIL WITH FOUND IRON PIN
- FOUND PLSS MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- CURB INLET
- ⊕ FIRE HYDRANT
- — — — — STORM SEWER PIPE
- — — — — EXISTING SANITARY SEWER LINE
- — — — — PROPOSED STORM SEWER LINE
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- — — — — LOT LINES
- — — — — EASEMENT LINES
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- DE = DRAINAGE EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- GS = GREENSPACE
- BL = BUILDING LIMIT LINE
- LNA = LIMITS OF NO ACCESS
- ROW = RIGHT OF WAY

**LAND SURVEYORS:**

MacBax Land Surveying, PLLC  
civil engineering & land surveying

5744 Huettner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: kent@mbls.us

Certificate of Authorization  
No. 8137

**DATE PREPARED:**  
2/7/2024

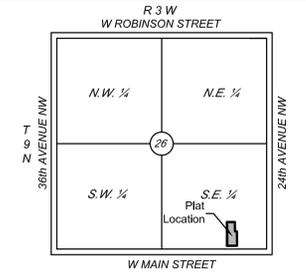
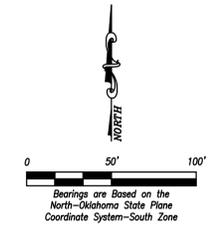
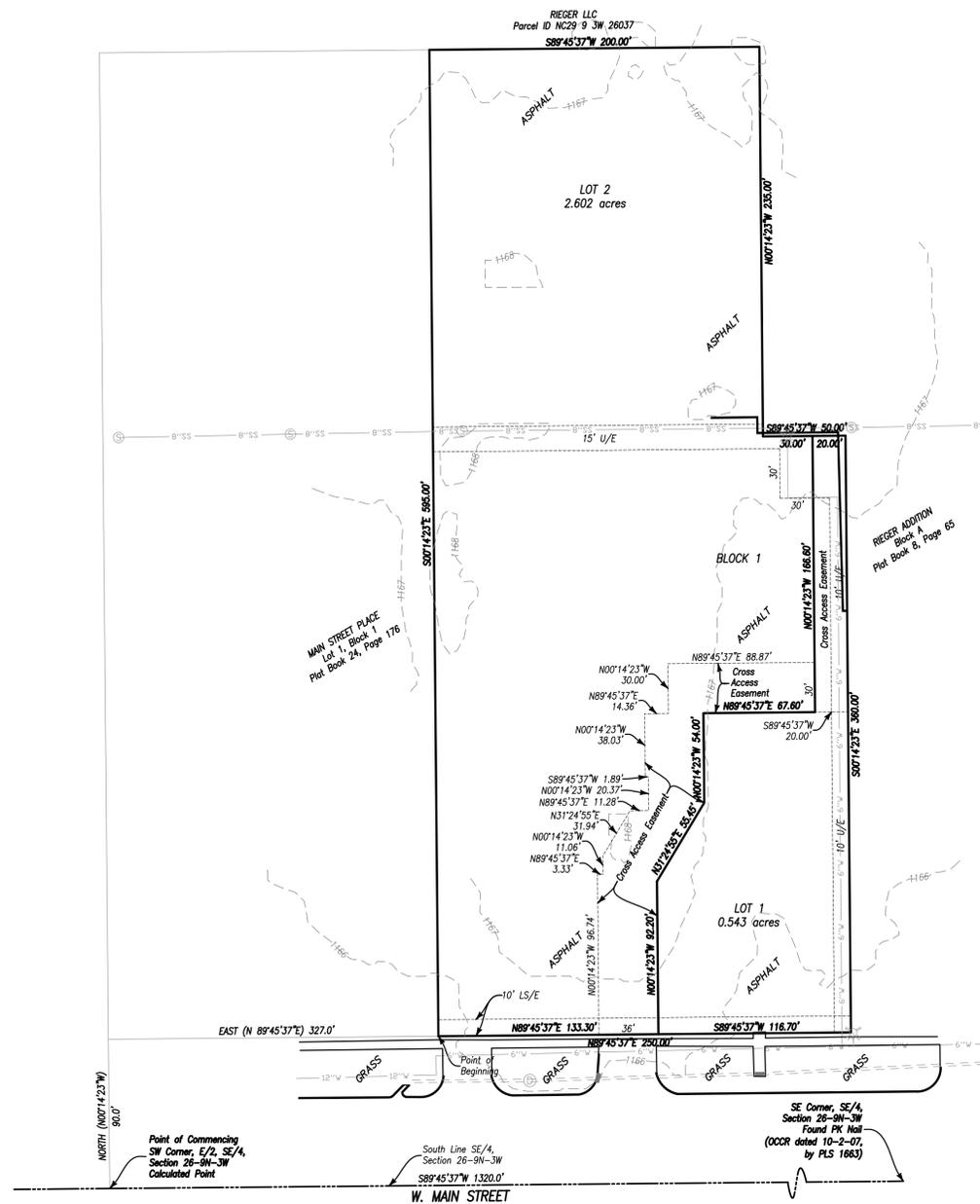
**OWNERS:**  
NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

**SITE INFORMATION**

TOTAL SITE AREA	3.145 acres	137,007.87 sf
EXISTING BUILDING	0.961 acres	41,875.56 sf
PROPOSED BUILDINGS	0.113 acres	4,908 sf
ASPHALT PAVEMENT	0.118 acres	5,137 sf
UNPAVED AREA	0.108 acres	4,709.80 sf
REGULAR PARKING SPACES	35	
ACCESSIBLE SPACES	1	

# PRELIMINARY PLAT OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



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### LEGEND

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- ROW = RIGHT OF WAY

### DATE PREPARED:

2/7/2024

### OWNERS:

NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

### LAND SURVEYORS:

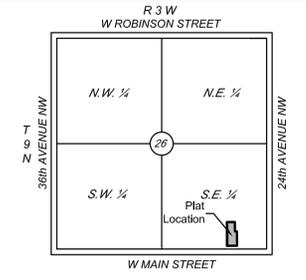
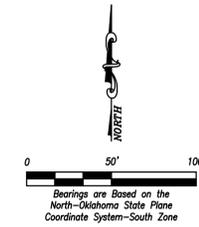
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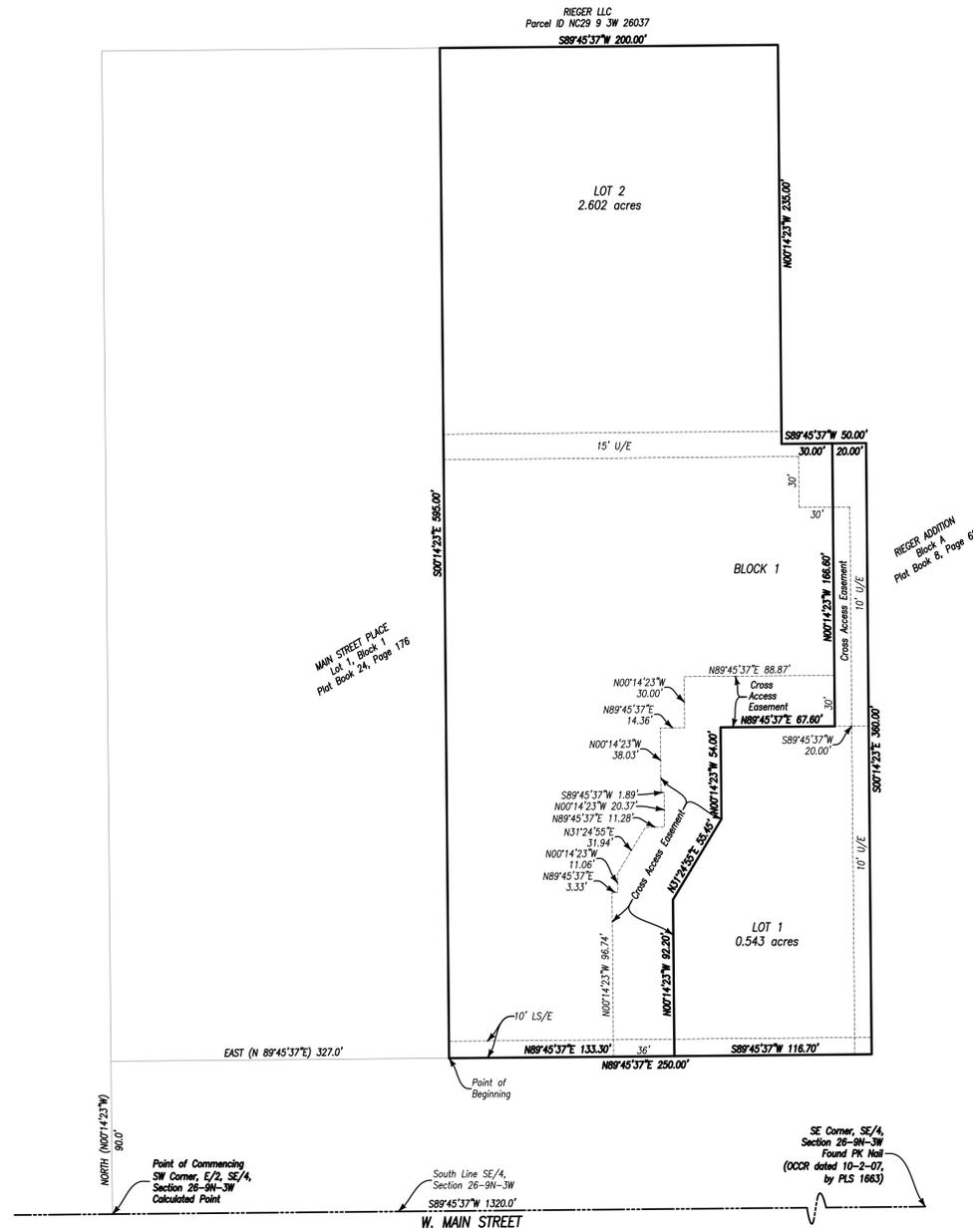
Certificate of Authorization  
No. 8137

# FINAL PLAT OF: REPLAT OF SALYER ADDITION

PART OF THE EAST HALF, SOUTHEAST QUARTER,  
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Vicinity Map**  
Section 26, Township 9N, Range 3W  
Not To Scale



**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

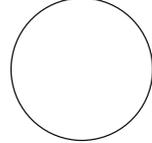
That NYSSA RAATKO L.L.C., an Oklahoma Domestic Limited Liability Company does hereby certify that it is the owner of and the only person, firm, or corporation having any right, title or interest in and to the land shown on the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma and that it has caused the same to be surveyed and platted, and that it hereby dedicates all the streets and utility easements shown hereon to the public for the purposes of streets and utilities, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances except as shown on the bonded abstractor's certificate.

In witness whereof, the undersigned have caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2024. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

**STATE OF OKLAHOMA, COUNTY OF CLEVELAND §**

Before me, the undersigned a notary public, in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared \_\_\_\_\_, to me known to be the identical person who executed the within and foregoing instrument on behalf of said company, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said company, for the purposes herein set forth.

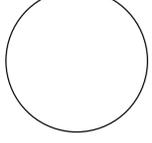
My Commission Expires \_\_\_\_\_ Notary Public \_\_\_\_\_



**CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE**

I, \_\_\_\_\_, Chairman of the City of Norman Development Committee, certify that the improvement plans and final plat comply with the approved standards and specifications on this \_\_\_\_ day of \_\_\_\_\_, 2024.

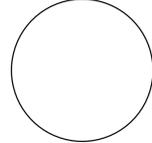
Chairman \_\_\_\_\_



**CERTIFICATE OF CITY CLERK**

I, Brenda Hall, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatred installations have been paid in full and that there is no special assessment procedure now pending against the land on the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma. Signed by the City Clerk on this \_\_\_\_ day of \_\_\_\_\_, 2024.

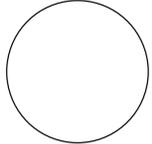
City Clerk \_\_\_\_\_



**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be it resolved by the Council of the City of Norman, Oklahoma that the dedications of streets and utility easements shown on the final plat of REPLAT TO SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma are hereby accepted. Adopted by the Council of the City of Norman, Oklahoma on this \_\_\_\_ day of \_\_\_\_\_, 2024.

City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_



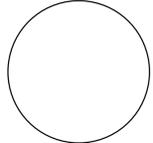
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**COUNTY TREASURER'S CERTIFICATE**

I, Jim Reynolds, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year \_\_\_\_\_ and prior years on the land shown on the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of County Treasurer guaranteeing payment of the current years taxes. In witness where, said County Treasurer has caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_\_, 2024.

County Treasurer \_\_\_\_\_

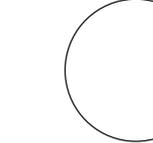


**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawfully Bonded Abstractor of titles in and for the County of Cleveland, State of Oklahoma, hereby certifies that the records for said County show that the land shown on the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma is vested in NYSSA RAATKO L.L.C., an Oklahoma Domestic Limited Liability Company and that on the \_\_\_\_ day of \_\_\_\_\_, 2024 there are no actions pending or judgments of any nature against said land or the owner thereof: that the taxes are paid for the year \_\_\_\_\_ and prior years. That there are no outstanding tax sales certificates against said land and no tax deeds are issued to any persons; that there are no liens, mortgages, or encumbrances of any kind against the land included in the annexed plat except mortgages, rights-of-way, easements and mineral conveyances of record.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2024

for \_\_\_\_\_  
Vice President Chicago Title Oklahoma Co.



**LAND SURVEYOR'S CERTIFICATE**

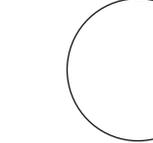
I, Kent Mace, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma, represents a survey made under my supervision on the \_\_\_\_ day of \_\_\_\_\_, 2024, and the monuments shown thereon exist and their positions are correctly shown, and this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of licensure for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statute.

Kent Mace, PE, LS - LS #1873

**STATE OF OKLAHOMA, COUNTY OF CLEVELAND §**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Mace, to me know to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.  
Given under my hand and seal the \_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires \_\_\_\_\_ Notary Public \_\_\_\_\_



**DATE PREPARED:**

2/7/2024

**OWNERS:**

NYSSA RAATKO L.L.C.  
131 NW 32nd  
Newcastle, Oklahoma 73065

**LAND SURVEYORS:**

**M B L S**  
MacBax Land Surveying, PLLC  
civil engineering & land surveying  
5744 Huettner Court, Ste. 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
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Certificate of Authorization  
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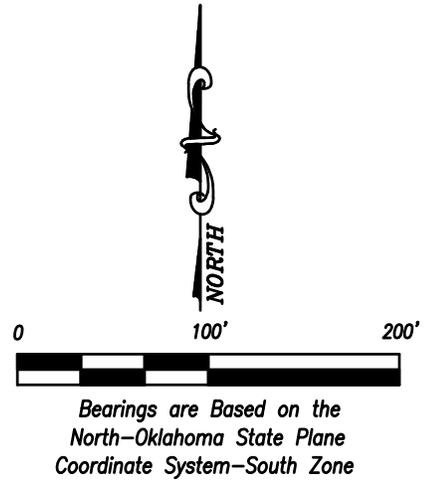
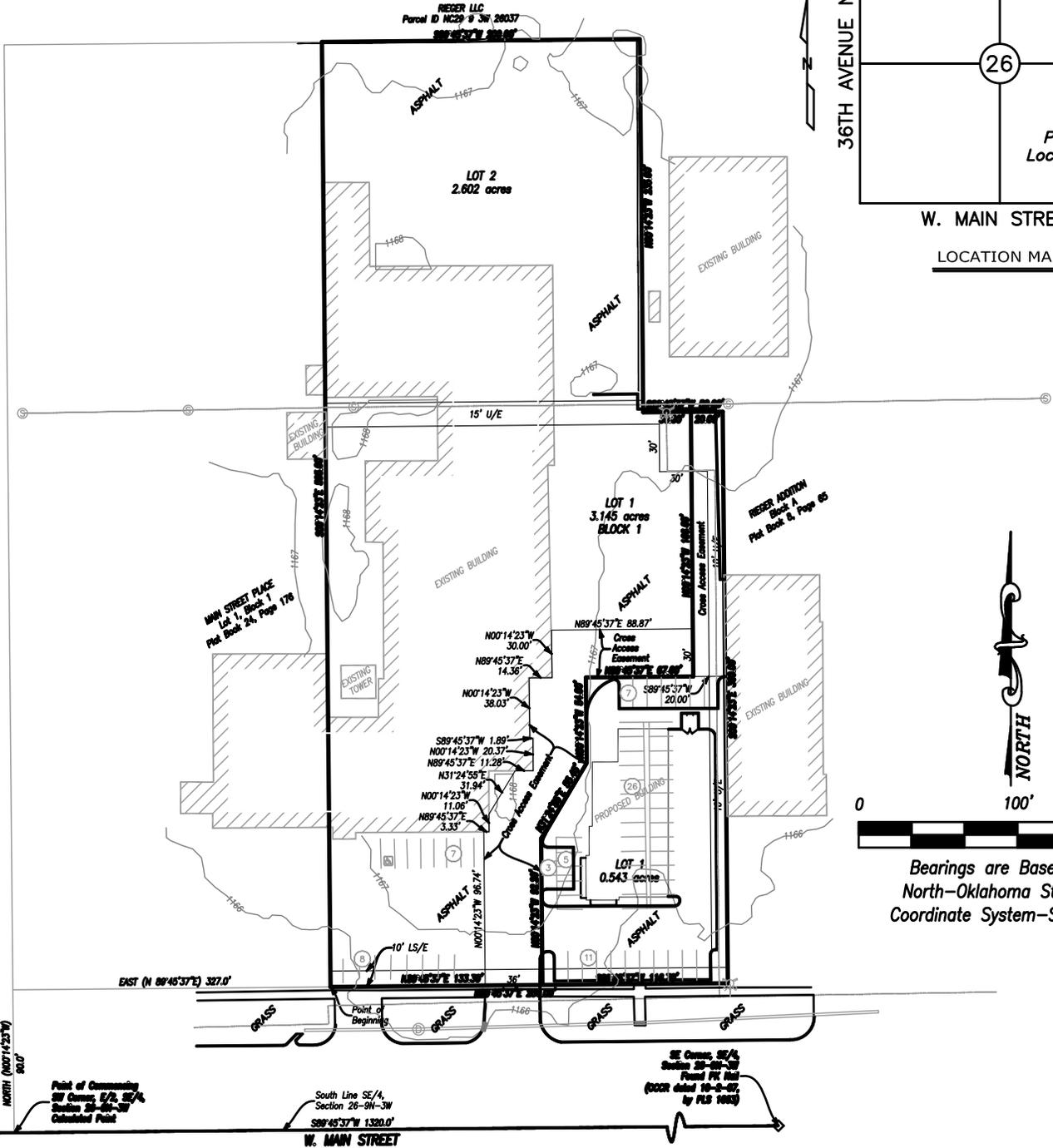
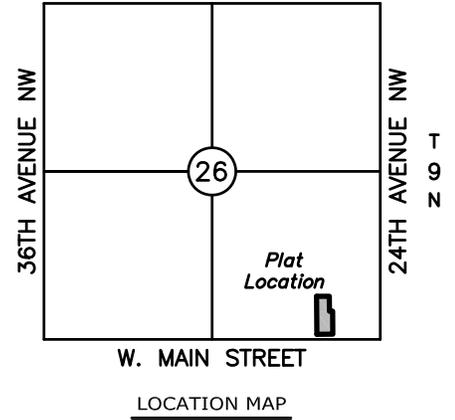
**LEGEND**

- PERMANENT MONUMENT-SET 5/8" IRON PIN WITH ALUMINUM CAP
- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL WITH SHINER "MACBAX CA 8137"
- ▲ SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"
- \* FOUND MAG NAIL WITH FOUND IRON PIN
- ◇ FOUND PLSS MONUMENT ADDRESS
- FENCE
- SECTION LINE
- - - QUARTER SECTION LINE
- BOUNDARY LINE
- LOT LINES
- - - EASEMENT LINES
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- L/E = LANDSCAPE EASEMENT
- PE/D/E = PEDESTRIAN EASEMENT
- B/L = BUILDING LINE
- ROW = RIGHT OF WAY

# REPLAT OF SALYER ADDITION

CITY OF NORMAN,  
CLEVELAND COUNTY, OKLAHOMA

R 3 W  
W. ROBINSON AVENUE



SURVEY FOR <b>NYSSA RAATKO, LLC</b>	
DATE 2/7/2024	SCALE N/A
PROJECT NO. <b>MB-23092</b>	REVISED Page 1 of 1

LOCATION  
**Salyer Addition**  
Section 26, T9N, R3W, I.M.  
Norman, Cleveland County, OK

Civil Engineers & Surveyors:

**MacBax Land Surveying, PLLC**  
civil engineering & land surveying

5744 Huettner Court, Suite 100  
Norman, OK 73069  
Telephone: (405) 872-7594  
Email: Kent@mbls.us

Certificate of  
Authorization



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 03/19/2024

**REQUESTER:** Cook Family Holdings Living Trust

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-06, COOK FAMILY HOLDINGS.

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### BACKGROUND:

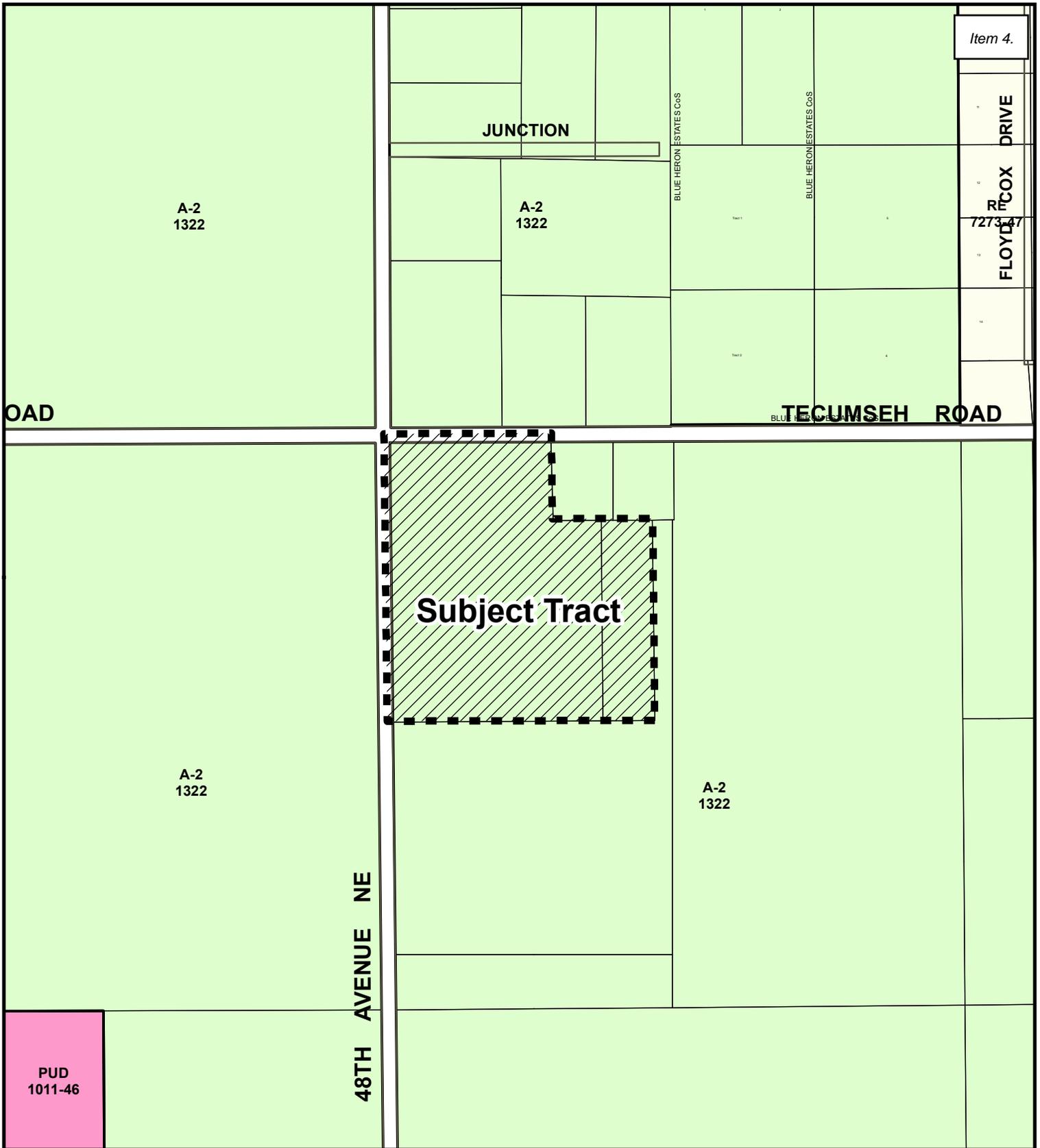
APPLICANT	Cook Family Holdings Living Trust
LOCATION	S.E. corner of 48 <sup>th</sup> Avenue N.E. and E. Tecumseh Road
PROPOSAL	Rural Certificate of Survey (COS): Subdividing a 32.9669 acres into two 10 acres tracts and one 12.9966 acre tract

The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide thirty-three (33) acres into three (3) tracts of ten (10) acres each for future development.

**DISCUSSION:** This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density due to the portions of land over the Garber-Wellington Aquifer primary recharge area and 100 year floodplain. No portion of the subject parcel is in 100 Year floodplain or WQPZ, Water Quality Protection Zone. Subject tract 1 has access from 48<sup>th</sup> Avenue NE, which has a principle rural arterial designation per the Norman Comprehensive Transportation Plan (NCTP). There is also access from E. Tecumseh Road, which has a minor rural arterial designation per the NCTP. The Greenbelt Master plan includes the North Tecumseh Trail, which runs west to east along this parcel. It also includes the East Norman Trail, which run along 48<sup>th</sup> Avenue NE. The subject tracts have not been developed, and until such time other potential connections are unknown.

The Greenbelt Enhancement Statement, location maps, and Rural Certificate of Survey are attached.

**RECOMMENDATION:** Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.



# Location Map



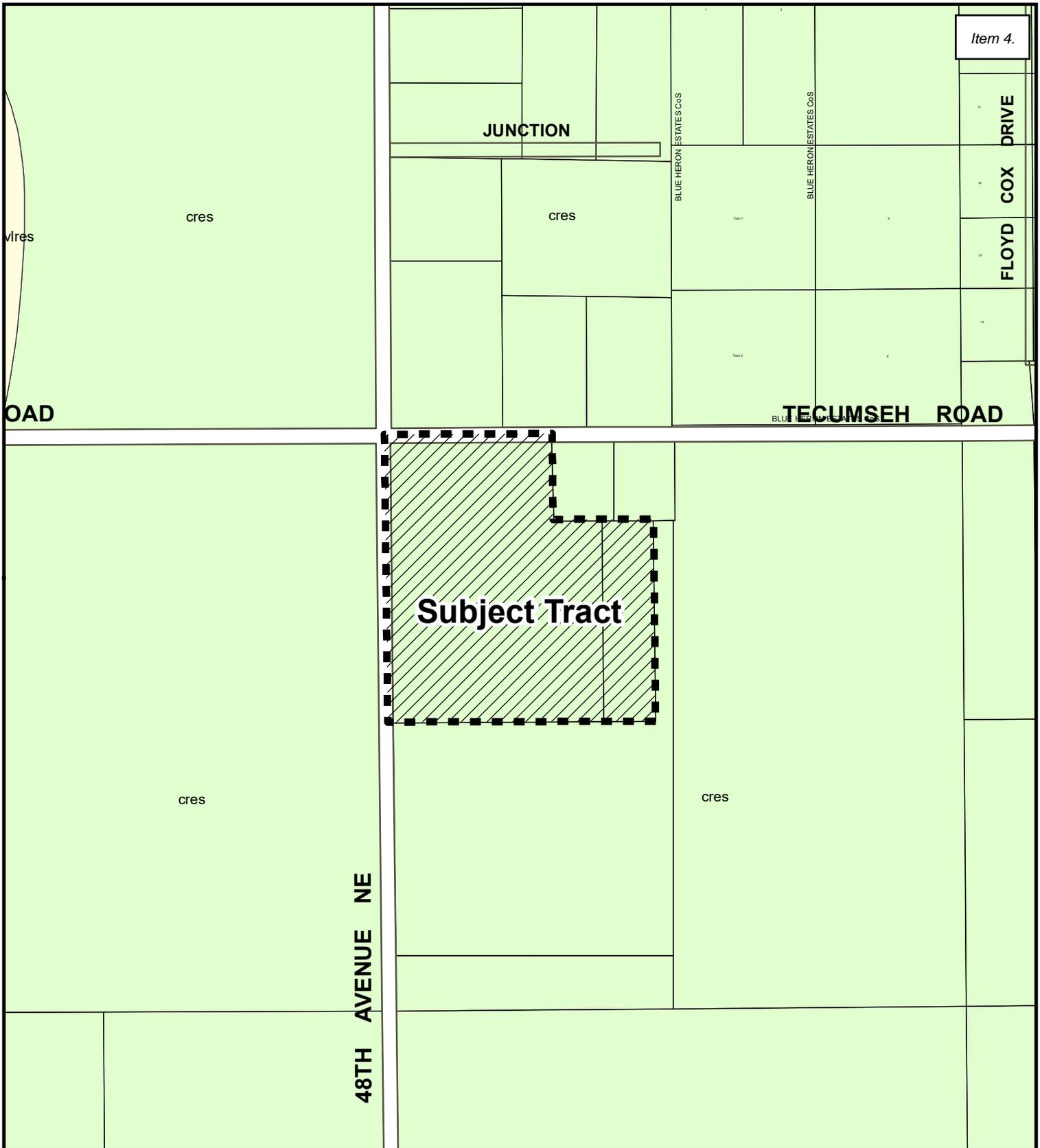
Map Produced by the City of Norman  
 Geographic Information System.  
 The City of Norman assumes no  
 responsibility for errors or omissions  
 in the information presented.



March 6, 2024



 Subject Tract



# 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.



March 6, 2024



 Subject Tract



## Application for PLATTING OF PROPERTY

City of Norman Engineering Division - 225 N. Webster Avenue - Norman, OK 73069— (405) 366-5452 Phone

NAME OF PLAT <b>COOK Family Holdings</b>	TYPE OF PLAT: <span style="float: right;">DATE SUBMITTED: _____</span> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Short Form Plat <input checked="" type="checkbox"/> NORMAN 2025 Rural Certificate of Survey
NAME AND ADDRESS OF OWNER OF RECORD <b>Patricia L Cook Living Trust</b> <b>6371 Lansdale Rd</b> <b>Fort Worth TX 76116</b> Phone: <b>817 800 0517</b> Fax: _____ E-Mail: <b>edfwtx@gmail.com</b>	NAME AND ADDRESS OF SUBDIVIDER <b>EDWARD M. COOK</b> <b>6371 Lansdale Rd</b> <b>Fort Worth TX 76116</b> Phone: <b>817 800 0517</b> Fax: _____ E-Mail: <b>edfwtx@gmail.com</b>
NAME AND ADDRESS OF REGISTERED LAND SURVEYOR PREPARING THE PLAT <b>MARK Neal &amp; Assoc.</b> Phone: <b>405 681 3325</b> Fax: <b>405 681 3325</b> E-Mail: <b>shawn@rpls.net</b>	STREET ADDRESS OR LOCATION <b>P.O. Box 6578</b> <b>Norman OK 73070</b> (When applicable) DATE OF: <input type="checkbox"/> PRE-DEVELOPMENT MEETING _____ <input type="checkbox"/> GREENBELT COMMISSION MEETING _____ <input type="checkbox"/> FLOODPLAIN COMMITTEE MEETING _____
PROPOSED USE (Including all buildings to be constructed): <b>Proposed Single Family Residential Homesites</b>	
SIGNATURE OF APPLICANTS: 	<p><i>In order that your application can be heard and considered at the next Planning Commission meeting, you <u>must</u> submit this completed application form and the following required information to the Engineering Division for review.</i></p> <p style="text-align: center;"><b>All information must be submitted before 1:30 p.m. on the filing deadline.</b></p>

### FOR OFFICE USE ONLY

**SUBMITTALS:**

- 5 copies of the Preliminary and/or Final Plat
- 5 copies of the NORMAN 2025 Rural Certificate of Survey or Short Form Plat
- Rezoning Application, if needed for change of use
- 5 copies of any required Plot Plan
- Legal description and area of request, certified by an architect, engineer, or surveyor
- Drainage Report/Erosion Control Report
- Sewer Impact Report, if required
- Construction Drawings for all public improvements (Final Plat)
- Traffic Impact Report, if required
- Filing Fee: \$ \_\_\_\_\_

Staff will complete their review of your plat by \_\_\_\_\_.

Check prints will be returned to you; corrections must be completed by \_\_\_\_\_. Failure to complete these corrections in a timely manner will result in your plat not being docketed for consideration by the Planning Commission.

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

GREENBELT ENHANCEMENT STATEMENT  
City of Norman, Oklahoma

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

Applicant Name: Patricia L. Cook Living Trust Date: 2/27/24  
Contact Person: EDWARD COOK Telephone/Fax/Email: 817 800 0517 / edfwtx@gmail  
Name of Development: Cook Family Holdings Area (Acres): 33 Acres +/-  
General Location: S.E. corner of 48th Ave + Tecumseh Rd East

\*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 4-2026.

10 Acre + Ranchettes for single family residential homesites

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 | <input checked="" type="checkbox"/> 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  | _____     |  |

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

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.)

N/A

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

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](http://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?

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.

- N/A (a) Portions of the Greenbelt System are accessible to the general public.
- N/A (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

- ~~N/A~~ (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.
- ~~N/A~~ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ~~N/A~~ (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.
- ~~N/A~~ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ~~N/A~~ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ~~N/A~~ (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.
- ~~N/A~~ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ~~N/A~~ (j) Permeable ground surfaces have been preserved to the extent possible.
- ~~N/A~~ (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.
- ~~N/A~~ (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.
- ~~N/A~~ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ~~N/A~~ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ~~N/A~~ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ~~N/A~~ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ~~N/A~~ (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.
- ~~N/A~~ (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.
- ~~N/A~~ (s) Riparian buffers are incorporated into the Greenbelt System.
- ~~N/A~~ (t) The commercial developments have provided for pedestrian access.
- ~~N/A~~ (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.)

*We are re-platting the Family Farm for future development of 10+ acre+ single family residential homesites.*

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):**



FND. MAG NAIL  
N.W. COR., N.W. 1/4  
SEC. 13, T9N, R2W

FND. MAG NAIL  
N.E. COR., N.W. 1/4  
SEC. 13, T9N, R2W

# TECUMSEH ROAD

S 89°46'13" W 767.56'

N 89°46'13" E  
1875.98'

33' STATUTORY  
RIGHT OF WAY

N 00°34'00" W  
393.00'

554.21'  
LESS & EXCEPT  
217,800 SQ. FEET  
5.0000 ACRES

393.00'

COOK FAMILY HOLDINGS, LLC  
BOOK 5527, PAGE 1112

S 89°46'13" W  
460.21'

94.00'

PORTION OF THE NW/4, NW/4  
SEC. 13, T9N, R2W  
TRACTS COMBINED=1,437,345 SQ. FEET  
32.9969 ACRES

# 48TH STREET

S 00°38'39" E 1318.72'

33' STATUTORY  
RIGHT OF WAY

N 00°34'00" W 926.26'

S 00°34'00" E 926.30'

DOWNEY CONSTRUCTION COMPANY INC.  
BOOK 3087, PAGE 812

DOWNEY, ALFRED &  
DEBORAH-REV TRT  
BOOK 6343, PAGE 334

SET 1/2" I.P.  
W/ "CA 3045" CAP  
(TYPICAL)

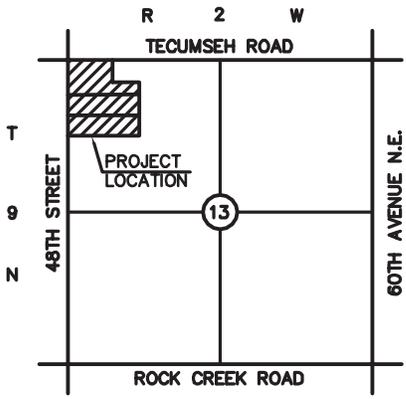
DOWNEY CONSTRUCTION COMPANY INC.  
BOOK 3087, PAGE 812

SET 1/2" I.P.  
W/ "CA 3045" CAP  
(TYPICAL)

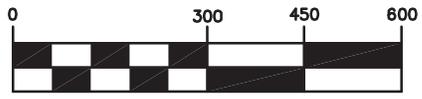
DOWNEY, ALFRED &  
DEBORAH-REV TRT  
BOOK 6343, PAGE 334

N 00°38'39" W  
1318.72'

FND. MAG NAIL  
S.W. COR., N.W. 1/4  
SEC. 13, T9N, R2W



## GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

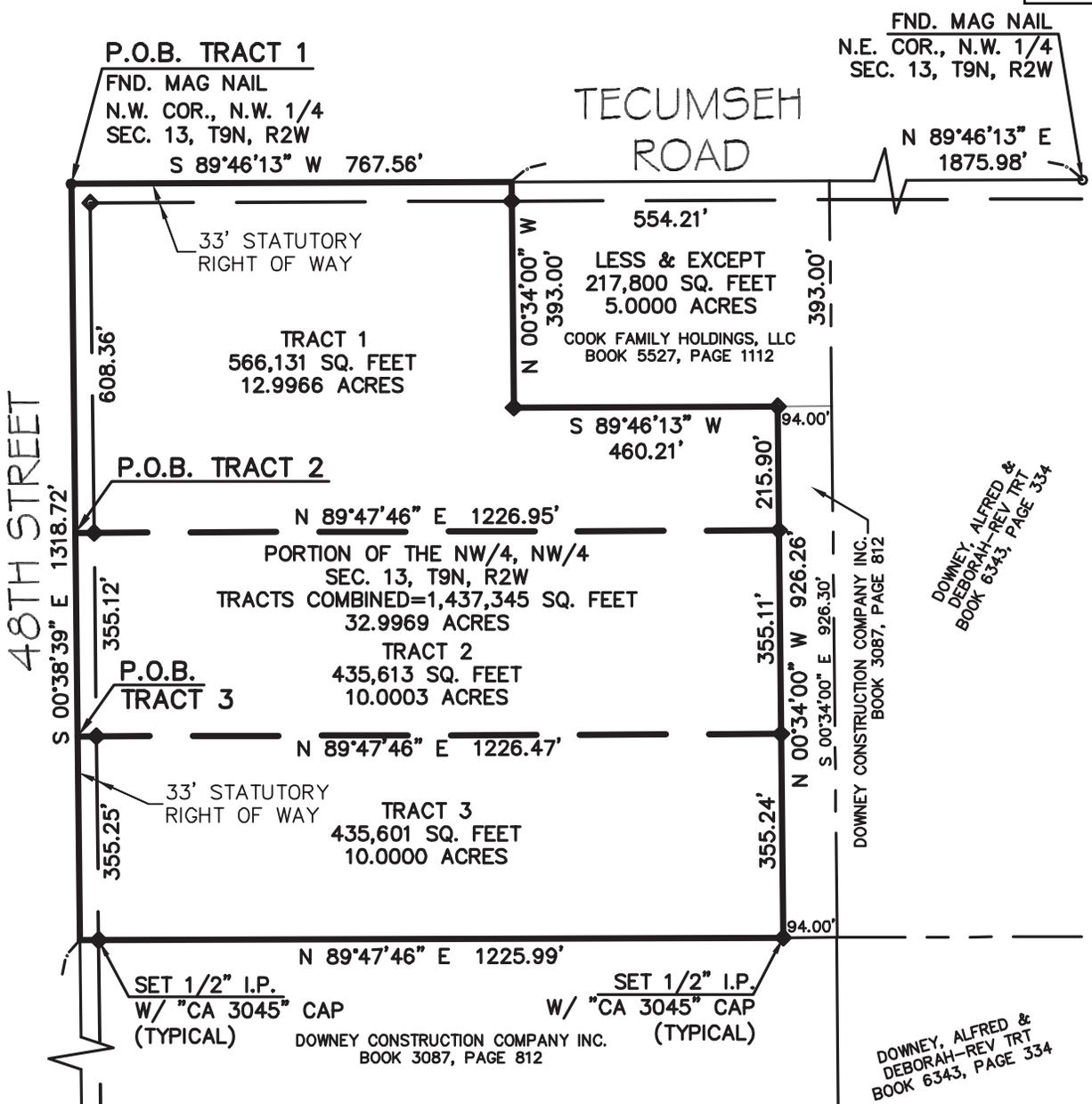
## LEGEND

- FND. - FOUND
- I.P. - IRON PIN
- ◆ - SET 1/2" I.P.  
W/ "CA 3045" CAP

ORIGINAL TRACT  
A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.  
CLEVELAND COUNTY, OK

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48TH STREET

TECUMSEH ROAD

P.O.B. TRACT 1  
 FND. MAG NAIL  
 N.W. COR., N.W. 1/4  
 SEC. 13, T9N, R2W  
 S 89°46'13" W 767.56'

FND. MAG NAIL  
 N.E. COR., N.W. 1/4  
 SEC. 13, T9N, R2W  
 N 89°46'13" E  
 1875.98'

33' STATUTORY RIGHT OF WAY

TRACT 1  
 566,131 SQ. FEET  
 12.9966 ACRES

LESS & EXCEPT  
 217,800 SQ. FEET  
 5.0000 ACRES  
 COOK FAMILY HOLDINGS, LLC  
 BOOK 5527, PAGE 1112

P.O.B. TRACT 2

N 89°47'46" E 1226.95'  
 PORTION OF THE NW/4, NW/4  
 SEC. 13, T9N, R2W  
 TRACTS COMBINED=1,437,345 SQ. FEET  
 32.9969 ACRES

P.O.B. TRACT 3

TRACT 2  
 435,613 SQ. FEET  
 10.0003 ACRES

33' STATUTORY RIGHT OF WAY

TRACT 3  
 435,601 SQ. FEET  
 10.0000 ACRES

SET 1/2" I.P.  
 W/ "CA 3045" CAP  
 (TYPICAL)

SET 1/2" I.P.  
 W/ "CA 3045" CAP  
 (TYPICAL)

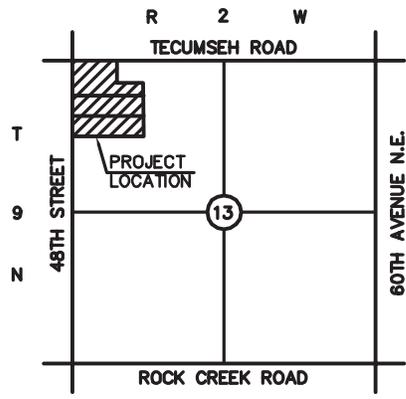
DOWNY CONSTRUCTION COMPANY INC.  
 BOOK 3087, PAGE 812

DOWNY ALFRED &  
 DEBORAH-REV TRT  
 BOOK 6343, PAGE 334

DOWNY CONSTRUCTION COMPANY INC.  
 BOOK 3087, PAGE 812

DOWNY, ALFRED &  
 DEBORAH-REV TRT  
 BOOK 6343, PAGE 334

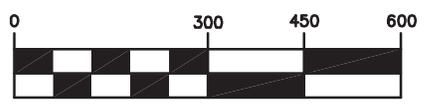
N 00°38'39" W  
1318.72'



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
 1 inch = 300 ft.

FND. MAG NAIL  
 S.W. COR., N.W. 1/4  
 SEC. 13, T9N, R2W

LEGEND

- FND. - FOUND
- I.P. - IRON PIN
- ◆ - SET 1/2" I.P.  
W/ "CA 3045" CAP

TRACT SPLIT  
 A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.  
 CLEVELAND COUNTY, OK

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**Mark Deal and Associates**  
 PROFESSIONAL CORPORATION

Certificate of Survey

August 27, 2023

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, do hereby certify that, as of the date set forth above that I or others under my direct supervision, have made a careful survey of:

LEGAL DESCRIPTION PER WARRANTY DEED BOOK 5527, PAGE 1115:

NW/4 of Section 13, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, State of Oklahoma.

NOW KNOWN AS:

TRACT 1:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 608.36 feet;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.95 feet;

THENCE North 00°34'00" East, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 215.90 feet;

THENCE South 89°46'13" W, parallel with the North line of said Northwest Quarter, a distance of 460.21 feet;

THENCE North 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) a distance of 393.00 feet to the North line of said Northwest Quarter;

THENCE South 89°46'13" West, along the North line of said Northwest Quarter, a distance of 767.56 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 566,131 square feet or 12.9966 acres, more or less.

TRACT 2:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 608.36 feet to the POINT OF BEGINNING;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.95 feet;

THENCE South 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 355.11 feet;

THENCE South 89°47'46" W, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1226.47 feet;

THENCE North 00°38'39" West, with the West line of the Northwest Quarter, a distance of 355.12 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 435,613 square feet or 10.0003 acres, more or less.

TRACT 3:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 963.48 feet to the POINT OF BEGINNING;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.47 feet;

THENCE South 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 355.24 feet;

THENCE South 89°47'46" W, with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1225.99 feet;

THENCE North 00°38'39" West, with the West line of the Northwest Quarter, a distance of 355.25 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 435,601 square feet or 10.0000 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Shaun Christopher Axton P.L.S. 1494

1/16/24 Date



Notes:

- 1. The bearing of North 00°38'39" East as shown on the West line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 13, T9N, R2W, I.M. was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore all easements may not be shown hereon.

TRACT SPLIT
A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.
CLEVELAND COUNTY, OK

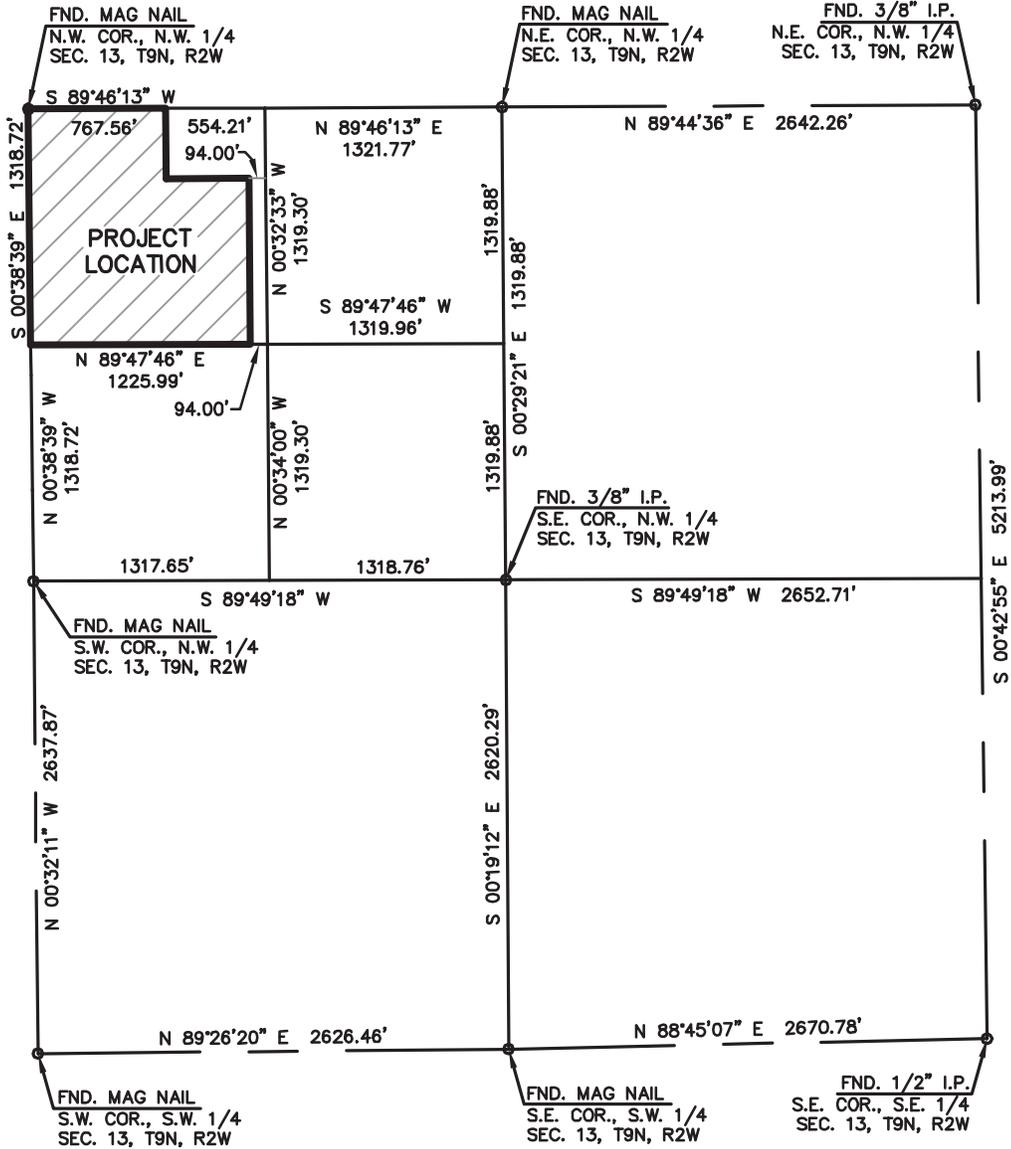
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# SECTION BREAKOUT EXHIBIT SEC. 13, T9N, R2W



(NOT TO SCALE)



## SECTION BREAKOUT EXHIBIT SECTION 13 T9N, R2W, I.M. CLEVELAND COUNTY, OK

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# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 03/19/2024

**REQUESTER:** Orrklahoma Realty Norman LLC

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-07, SOONER KIA.

## BACKGROUND:

APPLICANT	Orrklahoma Realty Norman LLC.
LOCATION	418 N. Interstate Drive
PROPOSAL	Preliminary Plat for Sooner Kia of Norman; Rezoning from C-2, General Commercial District, and PUD, Planned Unit Development, to a new PUD, Planned Unit Development.

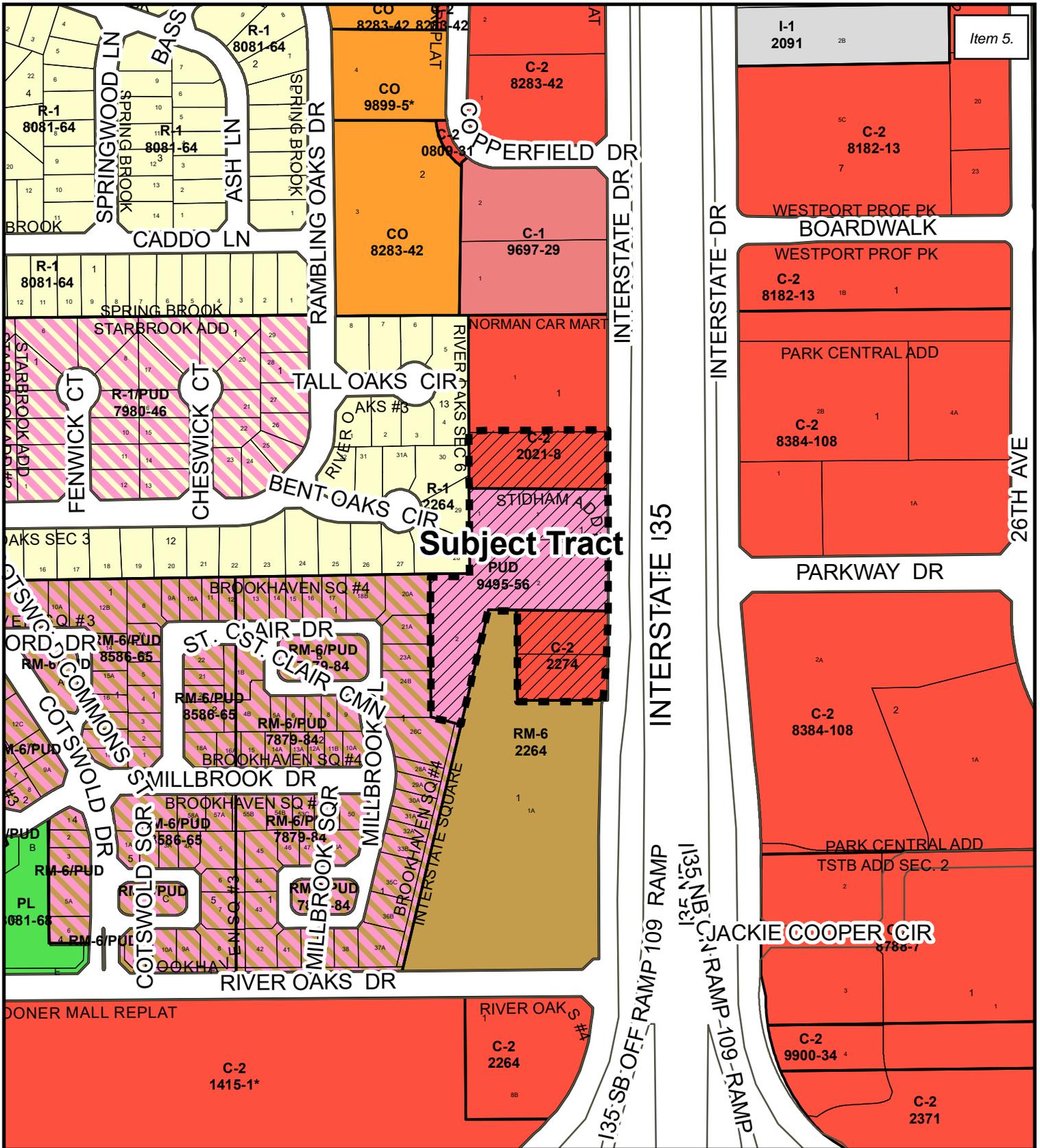
The applicant submitted an application for a preliminary plat to combine all their properties into one 4.77 acre tract. The applicant is also requesting to rezone from C-2, General Commercial District, and PUD, Planned Unit Development, to a new PUD, Planned Unit Development in order to build a new automotive sales facility consisting of a showroom, service building and outdoor automotive sales area for Sooner KIA of Norman.

**DISCUSSION:** This general area is a mix of zoning, including commercial, multi-family, single-family residential, and office. There are proposed sidewalks which run along North Interstate Drive which connects to RiverOaks addition to the south. There is no portion of this parcel in floodplain or the water quality protection zone. Interstate Drive is identified as a Freeway per the Norman Comprehensive Transportation Plan. There are no proposed trails for this parcel on the Greenways Master Plan.

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

**RECOMMENDATION:**

Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.



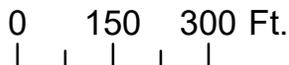
# Location Map



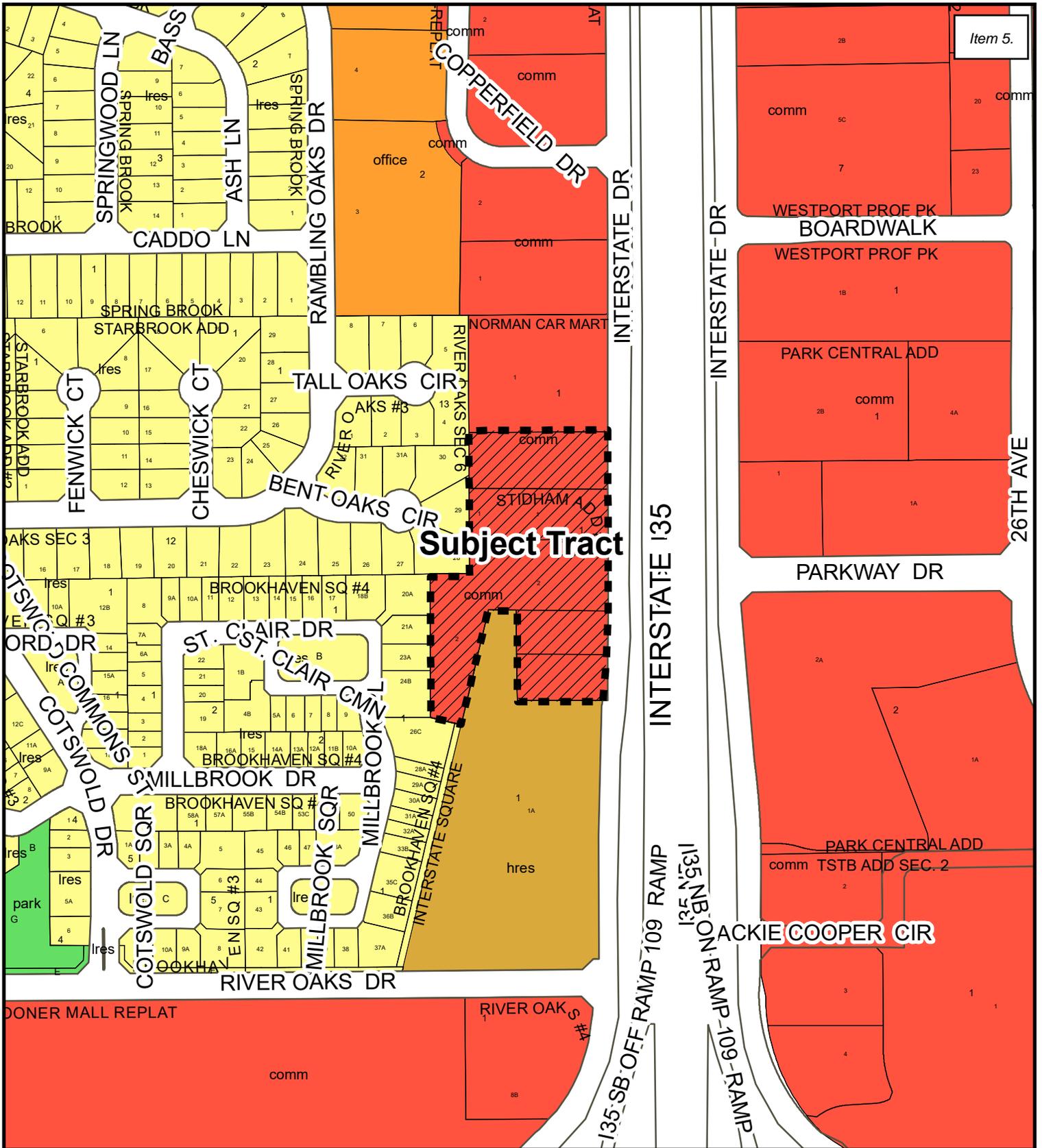
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



March 6, 2024



 Subject Tract



# 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.



March 6, 2024



 Subject Tract

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

Greenbelt Case No.

Pre-Development Case No.

Applicant Name: Orrklahoma Realty-Norman LLC Date: 2/28/2024

Contact Person: Mark Grubbs Telephone/Fax/Email: 405-265-0641

Name of Development Sooner Kia of Norman Area (Acres) 4.77

General Location 418 N Interstate Dr.

**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.

Expansion of the existing automotive sales facility & combination of all property into one lot.

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  PVT  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  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 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.)

Sooner Mall

- 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.)

Completion of the project will connect existing sidewalks along the service road

- 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.

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

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

NF(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.

Ye(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.

Ye(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.

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

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

Ye(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.

NA(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.

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

NA(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.

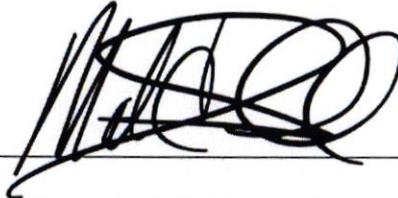
NA(v) Cluster development has been utilized as a means to develop the Greenbelt System.

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.)

There are no greenbelt trails in which to connect.

Signature of Applicant or Contact Person (required) : \_\_\_\_\_

A handwritten signature in black ink, consisting of several overlapping loops and lines, written over a horizontal line.

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

DEVELOPER:  
ORRKLAWMA REALTY-NORMAN, LLC  
418 N. INTERSTATE DRIVE  
NORMAN, OK 73072

ENGINEER:  
GRUBBS CONSULTING, LLC  
1800 S. SARA ROAD  
YUKON, OKLAHOMA 73099  
(405) 265-0641

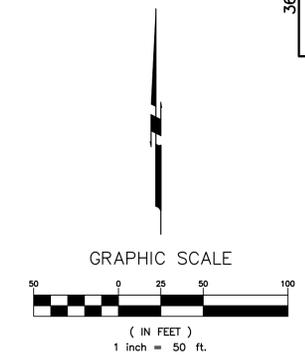
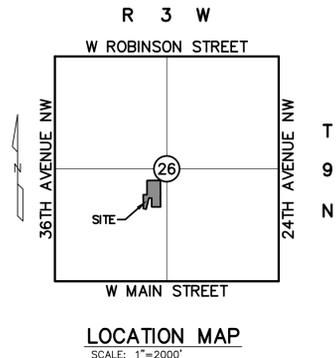
# PRELIMINARY PLAT

## SOONER KIA OF NORMAN

### A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF THE AMENDED PLAT OF STIDHAM ADDITION NO.1 AND A PART OF THE SOUTHWEST (SW/4), OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:  
GROSS SUBDIVISION AREA = ±4.75 ACRES  
NUMBER OF LOTS = 1  
CURRENT ZONING = PUD & C-2



#### LEGAL DESCRIPTION:

##### TRACT 1 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150 FEET WEST AND 684.61 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4);  
THENCE WEST 208.67 FEET;  
THENCE SOUTH 208.67 FEET;  
THENCE EAST 195.77 FEET;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2824.80 FEET AND A CHORD BEARING OF S02°31'35"W AND A CHORD LENGTH OF 276.42 FEET FOR AN ARC LENGTH OF 276.53 FEET TO THE POINT OF BEGINNING.

AND

LOTS ONE (1) AND TWO (2), IN BLOCK ONE (1), OF AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

##### TRACT 2 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4);  
THENCE SOUTH 89°49'55" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

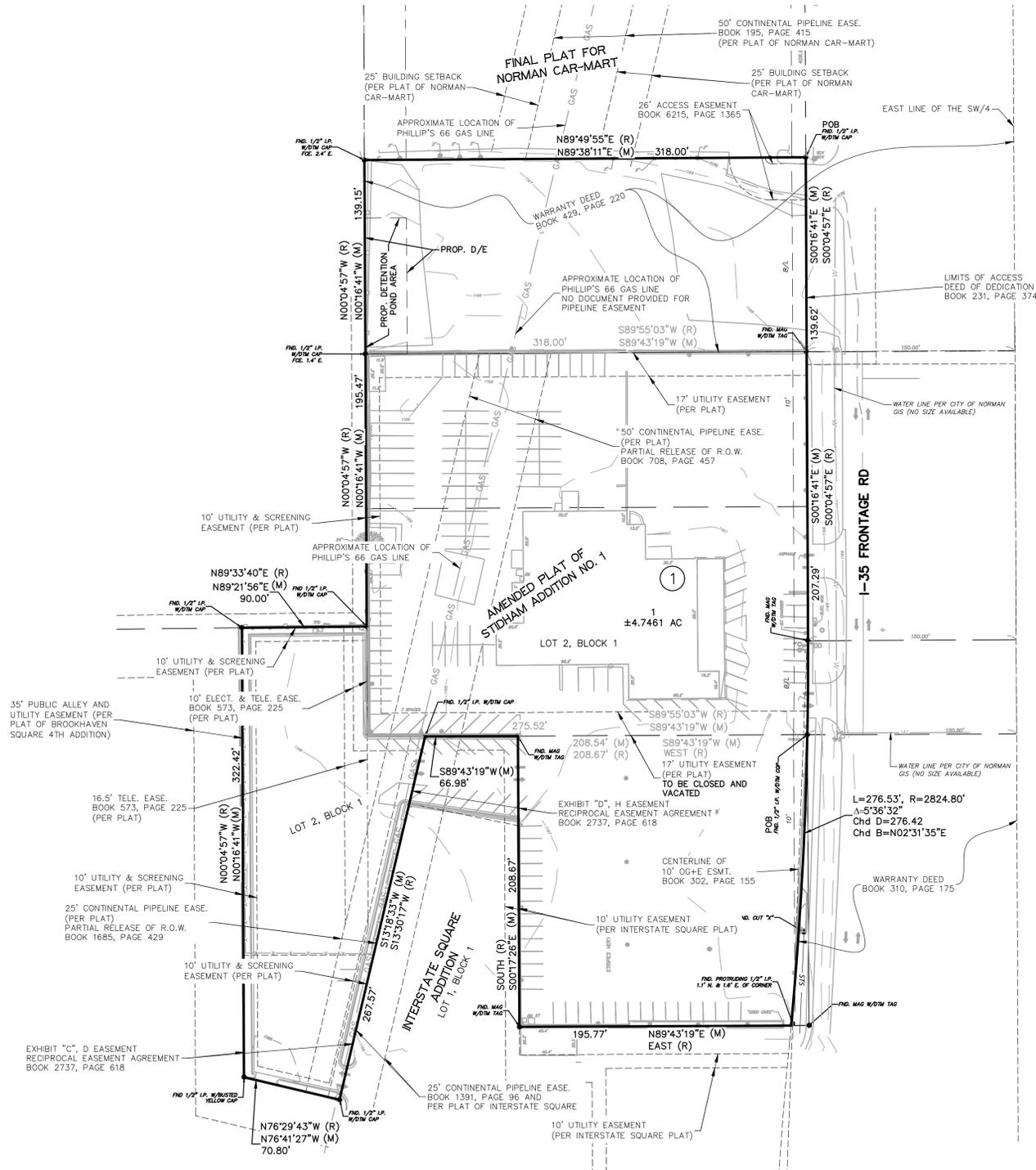
THENCE SOUTH 00°04'57" EAST FOR A DISTANCE OF 409.62 FEET;  
THENCE SOUTH 89°55'03" WEST ON THE NORTH LINE OF THE AMENDED PLAT OF STIDHAM ADDITION NO 1 FOR A DISTANCE OF 318.00 FEET;

THENCE NORTH 00°04'57" WEST ON THE EAST LINE OF RIVER OAKS SECTION 6 ADDITION FOR A DISTANCE OF 409.15 FEET;

THENCE NORTH 89°49'55" EAST ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING.

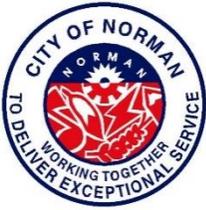
LESS AND EXCEPT LOT ONE (1) IN BLOCK ONE (1) OF NORMAN CAR-MART TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 206,741 SQUARE FEET OR 4.75 ACRES, MORE OR LESS.



- (M) = MEASURED
- (R) = RECORDED
- PG = PAGE
- BK = BOOK
- R/W = RIGHT-OF-WAY
- LNA = LIMITS OF NO ACCESS
- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = PUBLIC DRAINAGE EASEMENT
- EASE = EASEMENT
- (X) BLOCK NO.

**GRUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. SARA ROAD  
YUKON, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24



# CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 03/19/2024

**REQUESTER:** Aaron Buley, Pete Jackson, Dagan Flowers

**PRESENTER:** Kelly Abell, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-08, SONIA HOUSING DEVELOPMENT.

**BACKGROUND:**

APPLICANT	Aaron Buley, Pete Jackson, and Dagan Flowers
LOCATION	716 Sonia Drive
PROPOSAL	Preliminary Plat for the Old Dairy Farm; Rezoning from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment.

The applicant submitted an application for a preliminary plat of The Old Dairy Farm. The applicant is also requesting to rezone from A-2, Rural Agricultural District, to RM-6, Medium Density Apartment District.

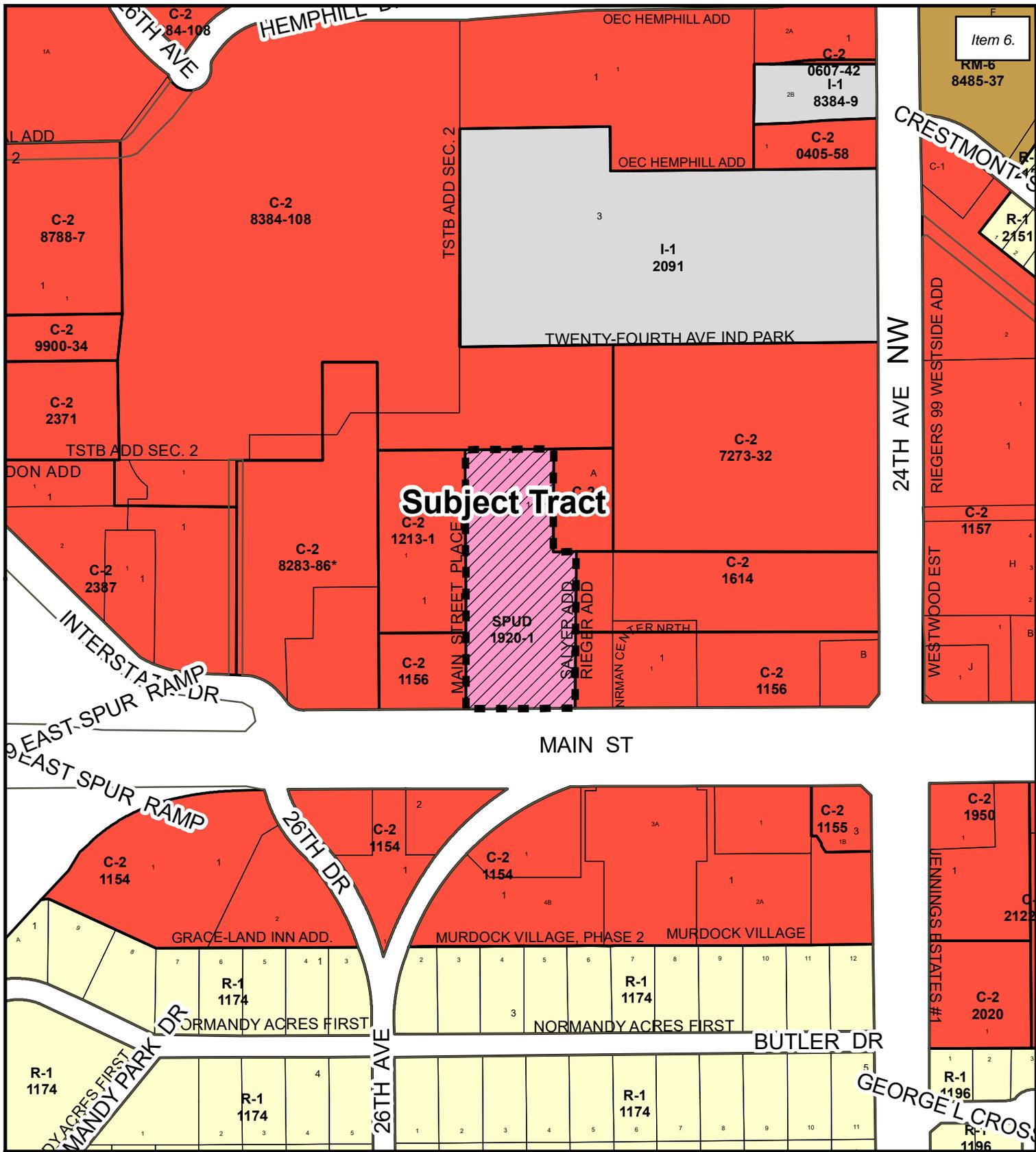
**DISCUSSION:** This general area is zoned RM-6 to the north, west and south with the University of Oklahoma to the east. There are proposed public sidewalks which will run along Chautauqua Avenue. There is no portion of this parcel in floodplain or the water quality protection zone. Chautauqua Avenue is identified as a Minor Urban Arterial per the Norman Comprehensive Transportation Plan. There are no proposed trails for this parcel on the Greenbelt Master Plan.

The Greenbelt Enhancement statement, preliminary plat, and location map are attached.

**RECOMMENDATION:**

Staff places this item on the consent docket for the March 19, 2024 Greenbelt Commission Meeting.





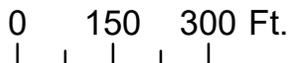
# Location Map



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.



March 6, 2024



 Subject Tract



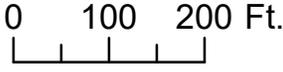
# Norman 2025 Land Use Plan



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.



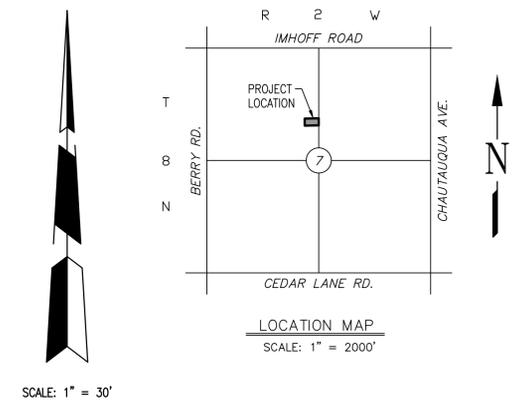
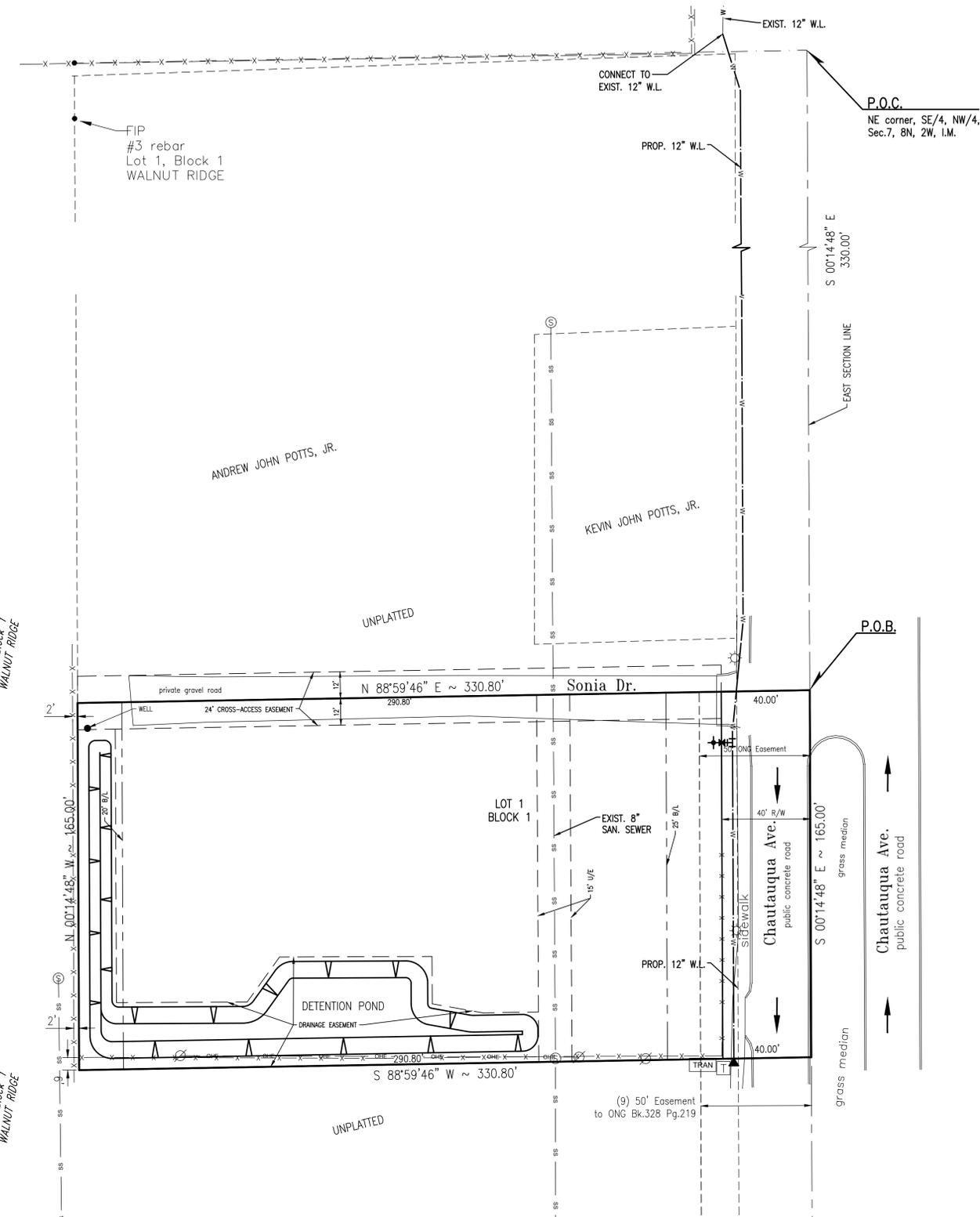
March 12, 2024



G:\ArcGIS10\Map\_Templates\&T\_LocationMap\ArcMap10.mxd

# PRELIMINARY PLAT THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**

A tract of land lying in the Northwest Quarter (NW/4) of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter of said NW/4; THENCE South 00'14'48" East along the East line of said NW/4 a distance of 330.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00'14'48" East along said East line a distance of 165.00 feet;  
THENCE South 88°59'46" West a distance of 330.80 feet;  
THENCE North 00'14'48" West a distance of 165.00 feet;  
THENCE North 88°59'46" East a distance of 330.80 feet to the POINT OF BEGINNING.

Said tract contains 1.25 acres, more or less.

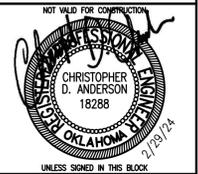
**NOTES:**

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS CO.

**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 THE OLD DAIRY FARM; 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/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.

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**THE OLD DAIRY FARM**  
**CHAUTAQUA AVE. & HIGHWAY 9**  
**NORMAN, OKLAHOMA**

 SMC Consulting Engineers, P.C. 610 N. Lincoln Blvd., Suite 200 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7639 Website: www.smcok.com OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 Exp. 09/29/2025	No.	Revision
	Date	

PROJECT NO.: 6569.00  
DATE: 2/29/24  
SCALE: 1" = 20'  
DRAWN BY: D.G.  
ENGINEER: Christopher D. Anderson  
P.E. NUMBER: 18288

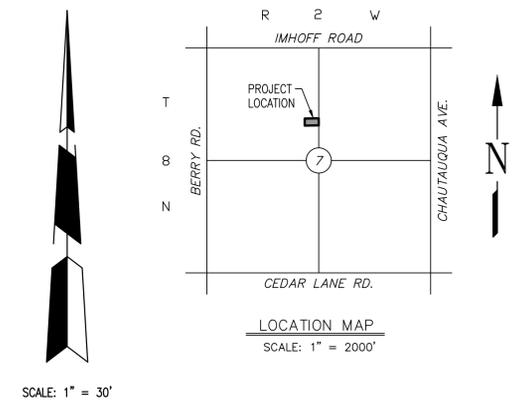
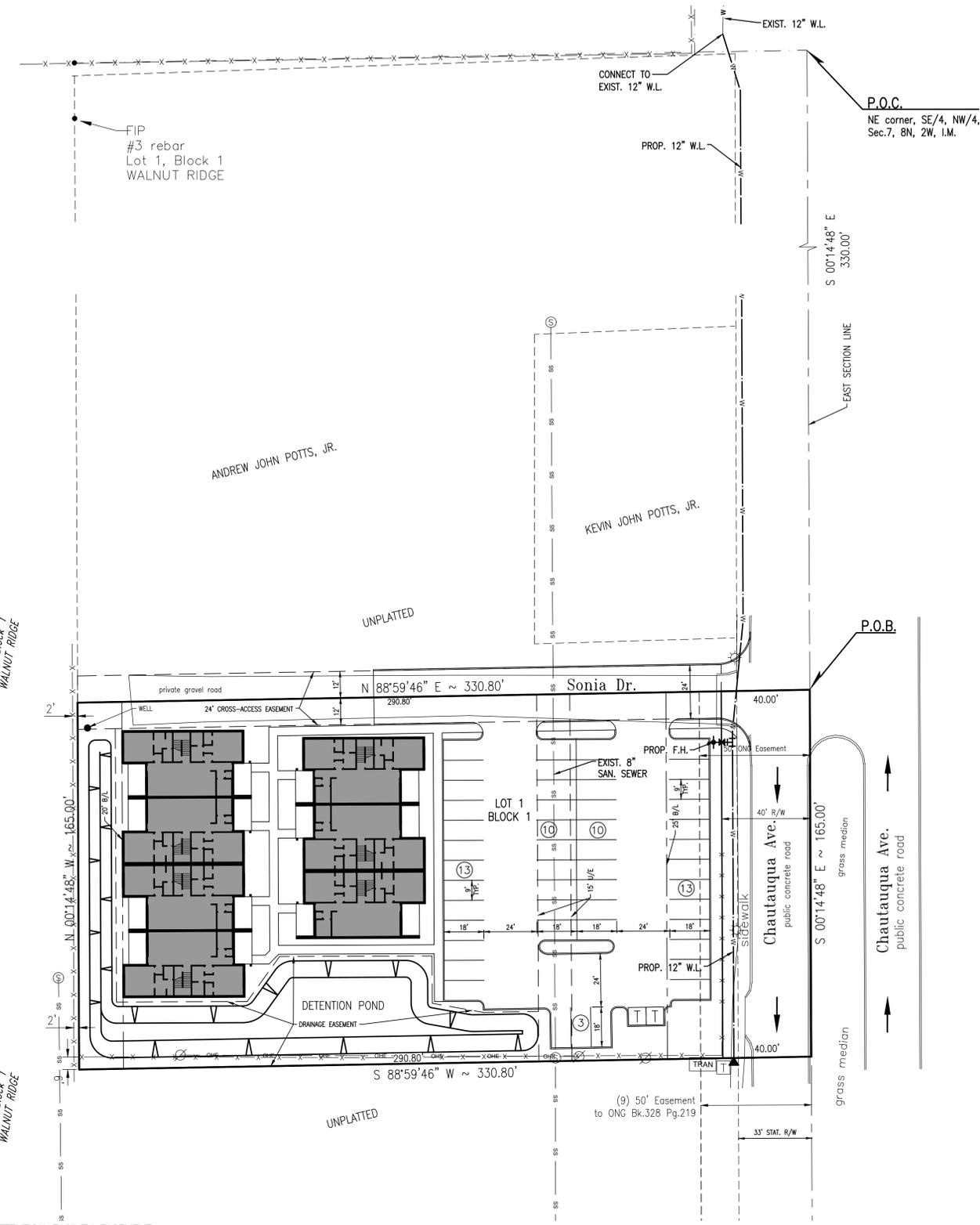
**Preliminary Plat**

SHEET NO.  
**1**

# PRELIMINARY SITE PLAN THE OLD DAIRY FARM

A PART OF THE N.W. 1/4 OF SECTION 7, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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### NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
2. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
3. EXISTING ZONING IS CO.

### 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 THE OLD DAIRY FARM; 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/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.

**THE OLD DAIRY FARM**  
**CHAUTAQUA AVE. & HIGHWAY 9**  
**NORMAN, OKLAHOMA**

**SMC**  
Consulting Engineers, P.C.  
1000 N. Lincoln Blvd.  
Norman, Oklahoma 73069  
PH: 405-232-7715 Fax: 405-232-7659  
Website: www.smcok.com  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

PROJECT NO.: 6569.00  
DATE: 2/29/24  
SCALE: 1" = 30'  
DRAWN BY: D.G.  
ENGINEER:  
P.E. NUMBER:

Preliminary Site Plan

SHEET NO.  
1

GREENBELT ENHANCEMENT STATEMENT  
City of Norman, Oklahoma

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

Applicant Name: Aaron Buley, Pete Jackson, Dagen <sup>Flowers</sup> Date: 3-8-24

Contact Person: Pete Jackson Telephone/Fax/Email: 405-361-9206

Name of Development Old Dairy Farm Area (Acres) 1.5 acres

General Location North of Chataugua and Hy 9

**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.

This is a single lot with duplexes for student housing.

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:            | <input checked="" type="checkbox"/> Yes ___ No | ___ Public <input checked="" type="checkbox"/> Private |
| Detention Pond:        | <input checked="" type="checkbox"/> Yes ___ No | ___ Public <input checked="" type="checkbox"/> Private |
| Parking Lot Landscape: | <input checked="" type="checkbox"/> Yes ___ No | ___ Public <input checked="" type="checkbox"/> 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 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.)

Large trail directly across Chautauqua from property.

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.)

Public sidewalk along Chautauqua.

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? Everything will be on private land except the public sidewalk.

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.

- No (a) Portions of the Greenbelt System are accessible to the general public.
- No (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- No (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.

- No (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- No (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.
- Yes (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.
- Yes (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.
- No (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- Yes (j) Permeable ground surfaces have been preserved to the extent possible.
- Yes (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.
- No (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.
- No (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.
- NA (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.
- NA (t) The commercial developments have provided for pedestrian access.
- Yes (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.
- No (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.)

Being a single lot surrounded on three sides by private property, very little opportunity exists for this project to be incorporated into the Greenbelt system. However, there will be a City sidewalk along Chartauqua and there will be plenty of landscaping.

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):**