



**CITY OF NORMAN, OK**  
**CITY COUNCIL OVERSIGHT COMMITTEE MEETING**  
Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069  
Thursday, April 14, 2022 at 4:00 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, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

### AGENDA ITEMS

1. PRESENTATION FROM MARK NANNY, CHAIRMAN OF THE GREENBELT COMMISSION REGARDING RECOMMENDATION FROM THE GREENBELT COMMISSION: PURPOSE, VISION AND PROPOSALS.
2. DISCUSSION REGARDING THE REZONING POLICIES, PROCEDURES AND PROCESSES.
3. DISCUSSION REGARDING POSSIBLE MODIFICATIONS TO THE TOTAL ALLOWABLE COVERAGE ON A LOT AND HEIGHT OF FENCE IN FRONT OF THE FRONT BUILDING SETBACK LINE.
4. STAFF REPORT ON HOMELESS ACTIVITY.

### ADJOURNMENT

# Greenbelt Commission: Purpose, Vision and Proposals

## Oversight Committee

City of Norman, Oklahoma

April 14, 2022

Mark A. Nanny - Co-Chair and Ward 1  
George Dotson – Chair and Ward 5

# Greenbelt Commissioners

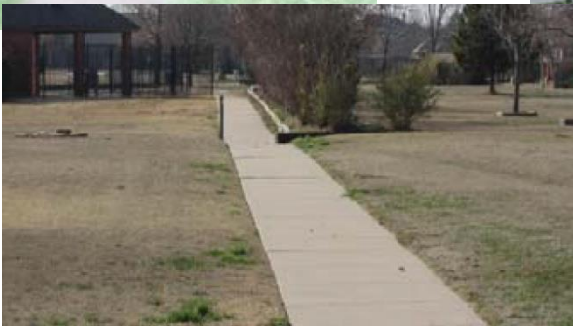
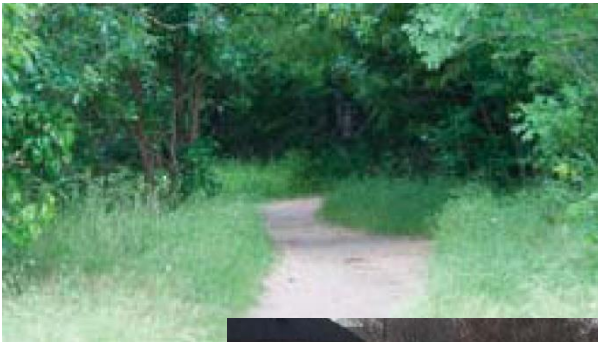
<https://www.normanok.gov/your-government/boards-commissions>

- Mark Nanny – Co-Chair & Ward 1
- Zach Dufran – Ward 2
- Robert Huskey – Ward 3
- Kristina Wycoff – Ward 4
- George Dotson – Chair & Ward 5
- Andrew Hewlett – Ward 6
- Maureen Chittenden – Ward 7
- Rachel Wyatt-Swanson – Ward 8
- Marguerite Larson – Member at Large



# Purpose of presentation

- Demonstrate the need for clarification of Greenbelt Commission's responsibilities and scope as described in ARTICLE XXI
- Present the steps the Norman Greenbelt Commission is taking to facilitate and grow Norman's Greenbelt System, both in urban and rural areas.



# Outline

- What is a Greenbelt?
- History and purpose of the Greenbelt Commission
- Needs and Proposals as identified by the Greenbelt Commission
  1. Clarification of GBC scope and responsibilities as described in Article XXI
  2. Proposal for moving forward on facilitating Greenbelts and Trails in Norman





# What is a Greenbelt?

In Norman, the term Greenbelt refers to three ways to protect natural areas and open space with a system of land parcels that work together to help maintain the beauty and livability of our city.

They are:

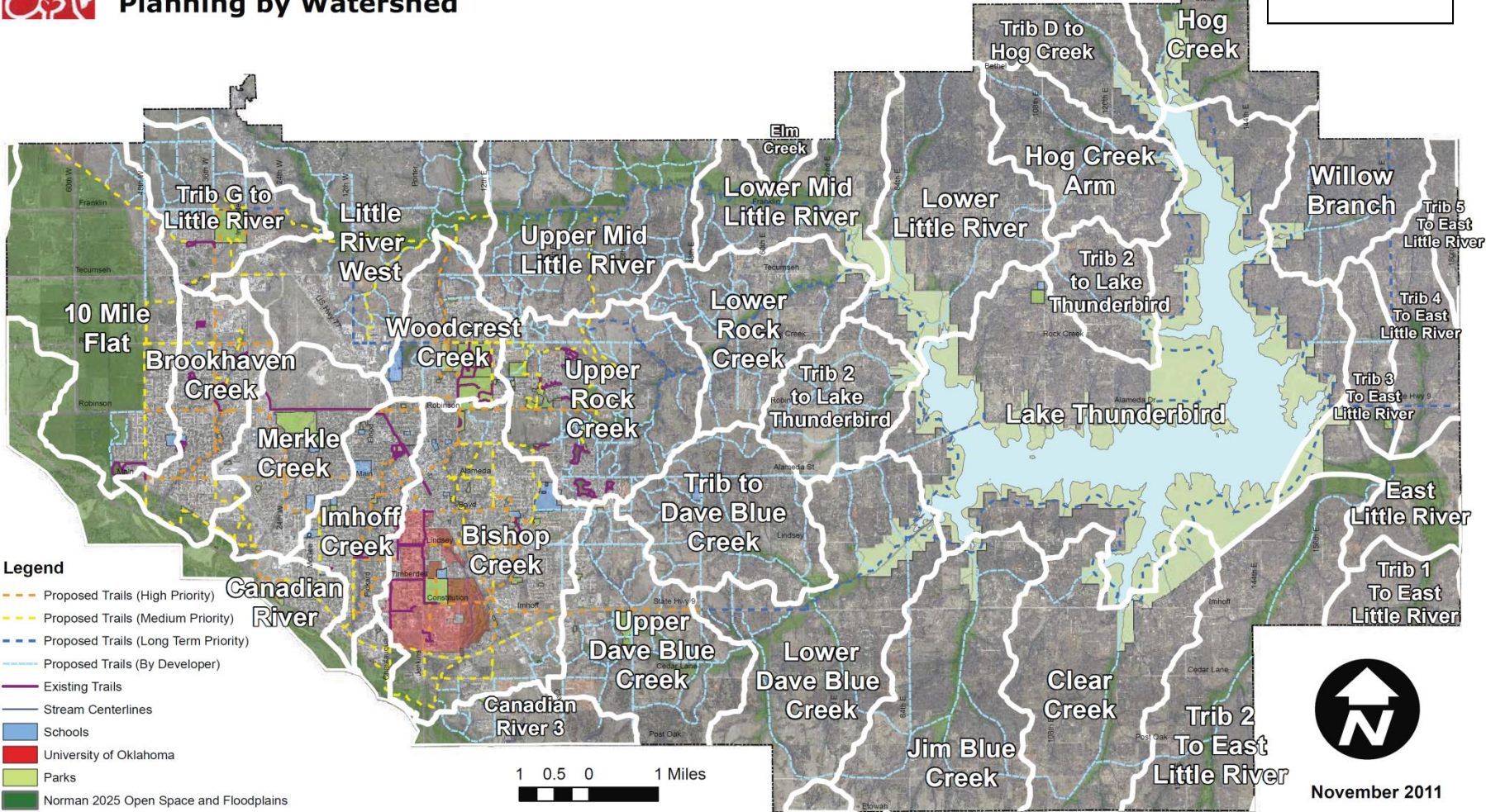
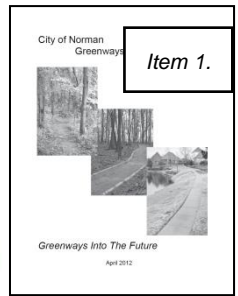
- 1) Norman's existing public parks, golf courses, and nature preserves. These are already open to the public for recreation.
- 2) A system of trails (both on and off-road) between parks and other open spaces, that will allow people to walk, run, bike, skate or ride horses. These would typically be publicly owned and open to the public.
- 3) Large areas of privately owned lands which may not allow public access but will help beautify the city. Examples of such areas are farmland dedicated to permanent agricultural use and portions of private residential developments set aside for open space.



# Current & Proposed Major Trails



Planning by Watershed

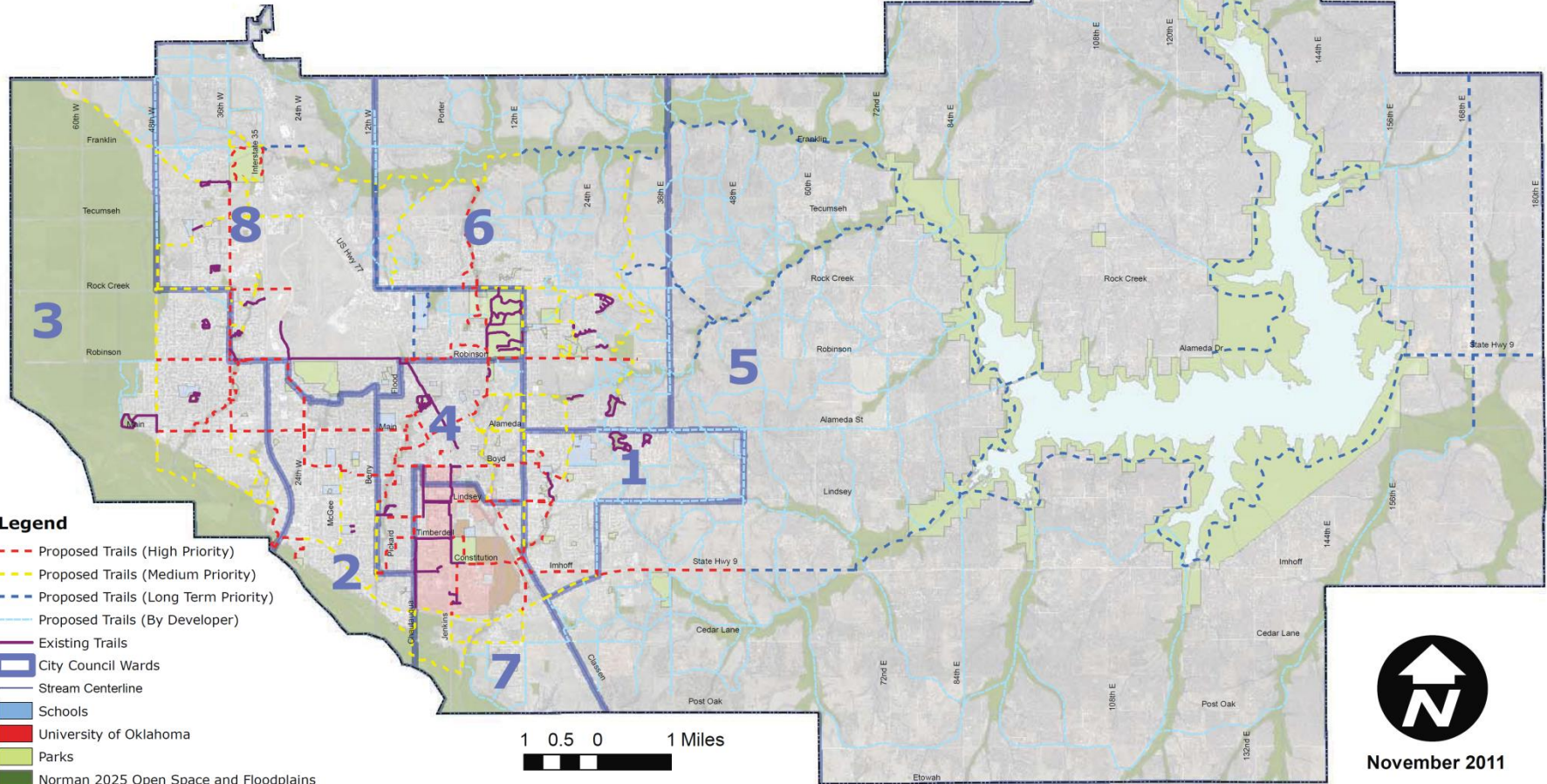
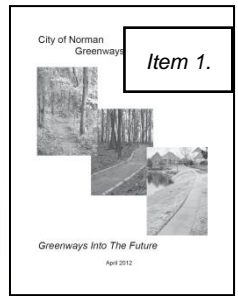




# Current & Proposed Major Trails



## CITYWIDE RECOMMENDATIONS

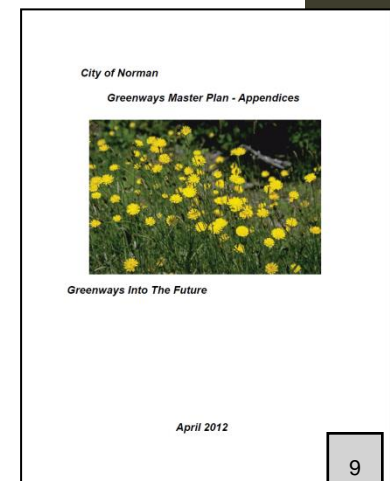
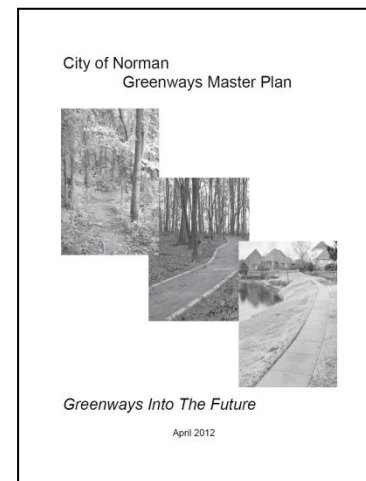


November 2011



# Greenbelt Commission History

- **September 1996** – Norman 2020 Land Use and Transportation Plan  
Goal 5: Greenbelt Development: Establish a Greenbelt for Norman
- **October 1997** - Citizens Greenbelt Steering Committee  
“A Report on Greenbelts and Greenways for Norman”
- **February 2000** – Norman Greenbelt Commission appointed
- **July 2002** – “Green Dreams – Report and Recommendations on Forming a Greenbelt System for the City of Norman”
- **2009** – Greenway Master Plan prepared by Halff Associates Inc.
- **2009** – City Council accepted the seven key guiding principles as basis for development of future policy and regulations related to developing a system of trails and pedestrian connections throughout Norman
- **August 2012** – Greenways Master Plan adopted by City Council



# Purpose of the Greenbelt Commission

**The Norman City Council established a permanent Greenbelt Commission in 2000 that will:**

- Identify possible parcels of land and develop a policy to determine Greenbelt suitability for individual parcels
- Work for partnerships and other means of implementation, including securing funds
- Make recommendations to the City Council regarding policies and other related matters
- Advocate for the Greenbelt System in the city's planning process
- Solicit public opinion in planning for the Greenbelt and facilitate citizen participation in the planning process so that the public's interest in the Greenbelt System is expressed
- Develop policies regarding security and safety in the Greenbelt System

# Greenbelt Commission Responsibilities

- Identification of primary Greenbelt areas.
- Review of the Greenbelt Enhancement Statement for all platting and survey applications, which articulates how the goals and objectives of Norman's Greenbelt System plan are met by the proposed development.
- Comment on each Greenbelt Enhancement Statement, which is forwarded to the Planning Commission and the City Council.
- Encourage citizen input and public discussion of Greenbelt and Greenway opportunities in proposed developments.

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

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

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone/Fax/Email: \_\_\_\_\_

Name of Development: \_\_\_\_\_ Area (Acres): \_\_\_\_\_

General Location: \_\_\_\_\_

**\*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.

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

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

Park: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_

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

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

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

Floodplain/Creek: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_

Other \_\_\_\_\_

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

3. Does the open space for this development include some kind of trail or path that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

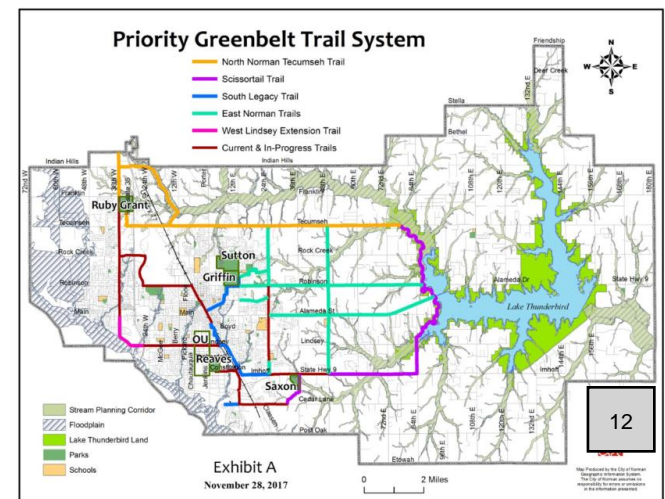
Public Sidewalks (4-5' wide)	_____ Yes _____ No
Natural Trails (compacted earth 8-10' wide)	_____ Yes _____ No
Parkway Trails (durable surface 6-8' wide)	_____ Yes _____ No
Neighborhood Trails (durable or paved, 6-10' wide)	_____ Yes _____ No
Community Wide Trails (paved, 10-12' wide)	_____ Yes _____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

Aug 8, 2013
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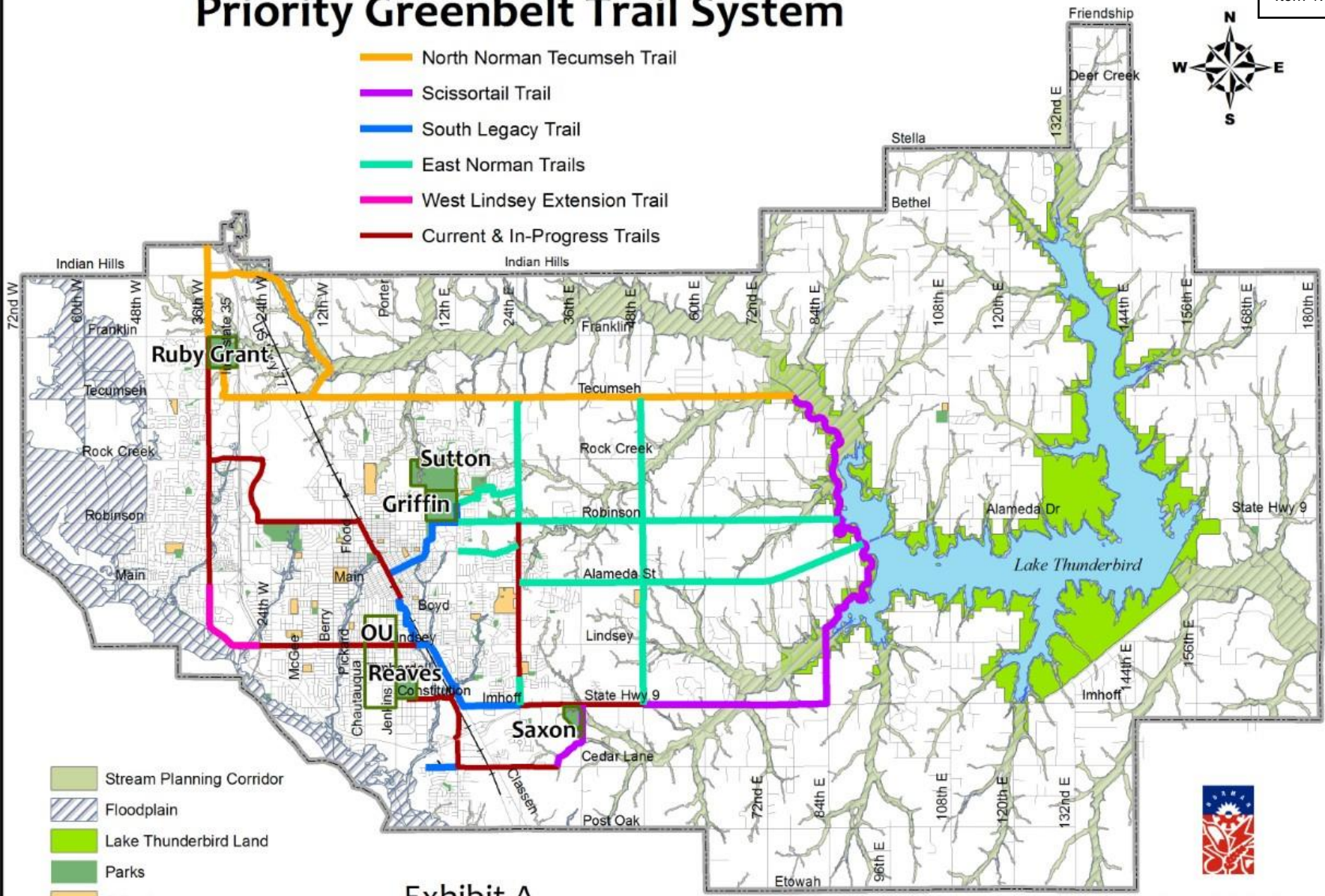
# Greenbelt Commission History – Part II

- **November 28, 2017**– Priority Greenbelt Trail System adopted by City Council  
Resolution R-1617-32 – “adopted as addenda to the Greenway and the Parks and Recreation Master Plans to provide additional visioning for development of priority trails upon which to build additional open space, parks, greenways, trails, recreation, and other public transportation facilities within the City of Norman.”
- **2018** – Study of trail systems in Colorado, Nebraska, Arkansas, and Oklahoma
  - What do other states have, how was it developed, how is it maintained, and what can Norman learn from them?
  - Oklahoma’s unique land ownership laws prevent developing trail systems similar to how surrounding states developed their trail systems.
- **2020** – Clarification of Greenbelt Commission’s responsibilities and scope
  - Revise wording in ARTICLE XXI
  - Addressed question if GBC was limited only to the GB Master Plan and Priority Trail System, or if it could develop visions and recommendations beyond those outlined in the Master Plan so to grow with Norman.



# Priority Greenbelt Trail System

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



-  Stream Planning Corridor
-  Floodplain
-  Lake Thunderbird Land
-  Parks
-  Schools

## Exhibit A

November 28, 2017

0 2 Miles



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.

# Goals for Clarifying ARTICLE XXI

- 1) More definitive wording with respect to GBC's current responsibilities, as well as defining exactly what constraints (if any) are imposed by the Master Plan and Priority Trails Plan on our ability to be flexible and adapt to current needs and issues. We want to ensure that the GBC can be responsive and dynamic to the continuing change and development in Norman.
- 2) Determine what new responsibilities the GBC should assume in its role advising City Council and the Mayor. For example, expanding our responsibility to make Norman a "Greener City" rather than focus solely on trails.
- 3) Allow the GBC to address items consistently appearing in public surveys regarding what folks want in Norman: Connectivity of neighborhoods and points of interest, public green spaces for recreation and pedestrian traffic, nature trails and bicycle/walking paths to Lake Thunderbird.



# Next Steps for the GBC:

## Immediate Term:

1. Encourage “Green” Development
2. City of Norman promoting Greenbelts

## Long Term:

1. Alignment with the City of Norman Departments, Boards and Commissions
2. Integrate Greenbelt development with City-wide projects
3. Long-term development and management of Greenbelts



# 1) Encourage “Green” Development

- *Encourage and reward developers for integrating and implementing Green Design into their projects, particularly Green Design that facilitates connectivity and aligns with the Greenbelt Masterplan*
  
- i) Facilitate efficient processing of green development , e.g. “Green Application Sheets” to move to the head of the line, and minimize excessive time spent dealing with approval of green design criteria
  
- ii) Allow Site Development Fees to be used for Greenbelt purposes that facilitate multimodal transportation
  - Example: Franklin Road far west side as demonstration project.
  
- iii) Develop R1”G” zoning to allow green residential development, e.g. smaller lots in lieu of greenways, cluster design, connectivity with greenways and trails
  - Make less complicated to use than PUD
  - Match guidelines with OKC



# 2) City of Norman promoting Greenbelts

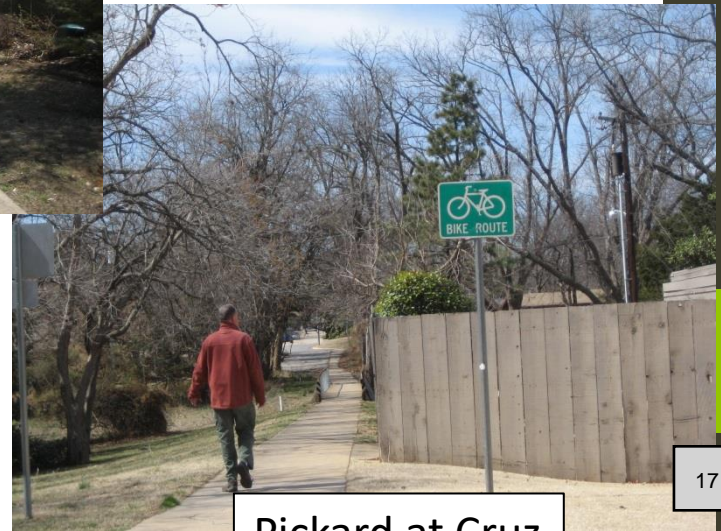
- *Incorporate promotion of the Greenbelt system with the growth and development of Norman*
- i) City code to promote connectivity of streets, sidewalks and trails between adjacent developments and to places of interest (e.g., schools, parks and shopping areas)



Cherrystone at Berry



Berry to Brookside



Pickard at Cruz



## 2) City of Norman promoting Greenbelts

- *Incorporate promotion of the Greenbelt system with the growth and development of Norman*
- ii) Fast track building sidewalks and trails that connect new and existing developments located on proposed Greenbelt trails with existing trail system.
  - Annual recommendations for General Capital Projects
- iii) Integration of multimodal green corridors connecting areas with apartments to points of interest.
  - Example: Classen Blvd between Boyd and East Imhoff, and East Constitution to Jenkins



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# 1) Alignment with the City of Norman Departments, Boards and Commissions

*Greenbelts need to become an integral part of  
the municipal infrastructure*

- In order to facilitate the effective development, implementation and management of Greenways, trails, and green urban corridors, GBC activities and goals need to be integrated into the operations and goals of pertinent City units*

## Primary City Units:

- Norman Parks and Recreation, and the Board of Parks Commissioners
- Public Works Department
- Public Safety



# 1) Alignment with the City of Norman Departments, Boards and Commissions

## a) Norman Parks and Recreation, and the Board of Parks Commissioners

- i) Revise the definition of “park space” to include trails and ponds, “pocket” parks
- ii) Create a ratio of trails/open spaces (e.g. ball fields) required per resident in new developments
- iii) Repair of trails throughout Norman would be responsibility of Parks Dept. Trail maintenance (i.e. mowing) would be responsibility of Homeowner’s Association



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# 1) Alignment with the City of Norman Departments, Boards and Commissions

## b) Public Works Department

- i) Monitoring and repair of hydraulic functioning of Greenbelt retention / detention ponds in subdivisions
- ii) Integrate Storm Water Runoff management designs and repair with Greenbelt development
  - Storm water fees to be used for a hydraulic engineer to monitor and manage systems
  - Attraction to Developers to utilize hydraulic features as part of Greenbelt to enhance “Quality of Life “

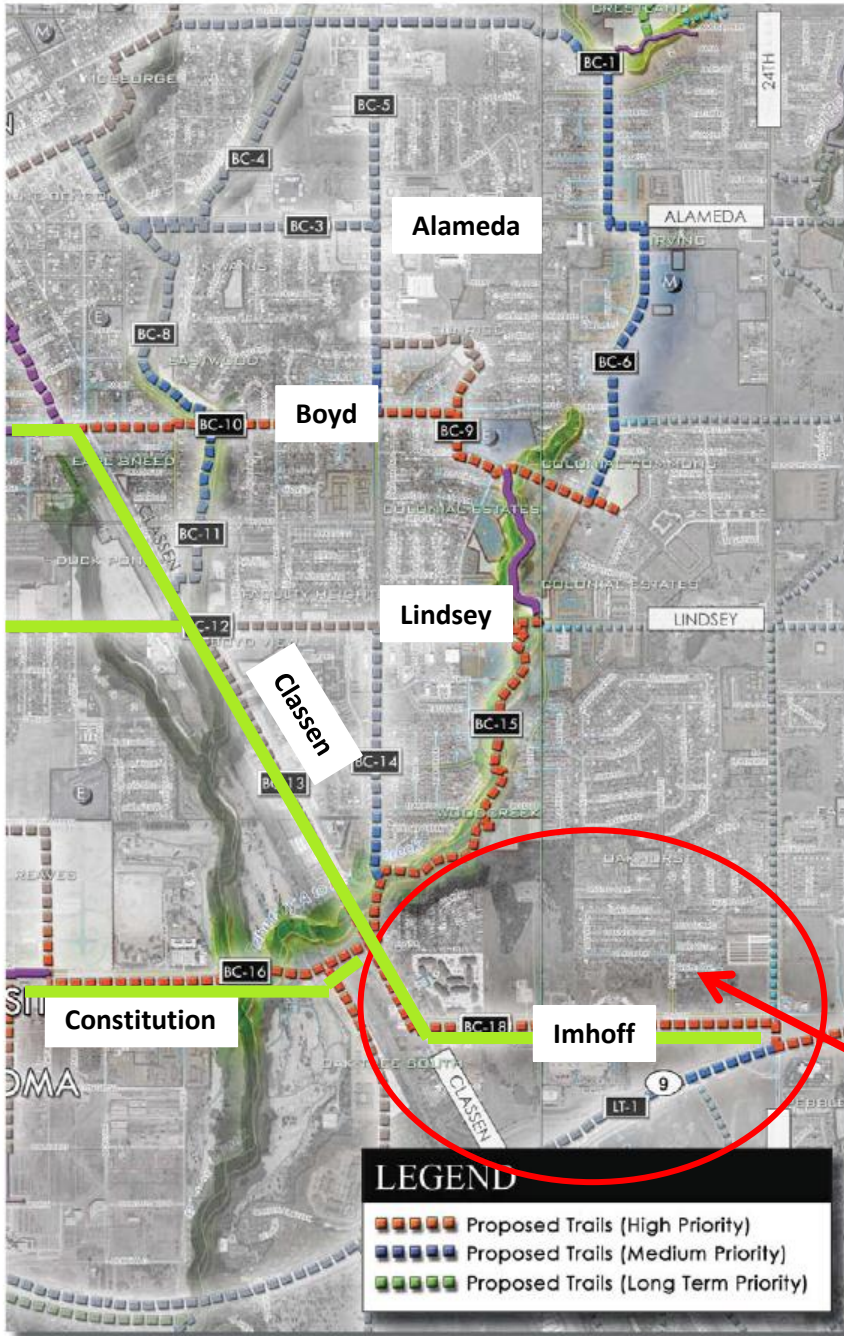


# 1) Alignment with the City of Norman Departments, Boards and Commissions

## c) Public Safety

- i) Greenbelt and trails designed to provide “eyes” on green spaces and promote safety
- ii) Effective monitoring and enforcement by Norman Police Department
- iii) Designed to minimize fire hazard concerns by Norman Fire Department





### iii) Integration of multimodal green corridors connecting areas with apartments to points of interest.

Example: Classen Blvd between Boyd and East Imhoff, and East Constitution to Jenkins

Connect with: OU South Research Campus, Central OU Campus, Campus Corners

- Greenery and landscaping
- Wide sidewalks
- Bicycle paths
- Safe cross walks and traffic lights
- Public Transportation route with bus stop/station on Imhoff

High growth area of apartment complexes



## 2) Integrate Greenbelt with City-Wide Projects

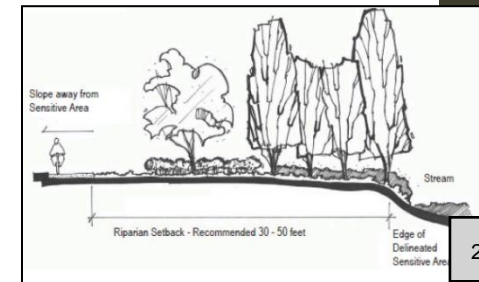
- *Integrating the Greenbelt system into city-wide and long-term projects*

i) Center City Master Plan / Visioning Project

ii) Implementation of the Storm Water Master Plan

iii) Design of new, and restoration of current, roads to integrate Greenbelt trails

- Bridges to accommodate walking and bicycle paths
- Right of ways to accommodate walking paths and sidewalks



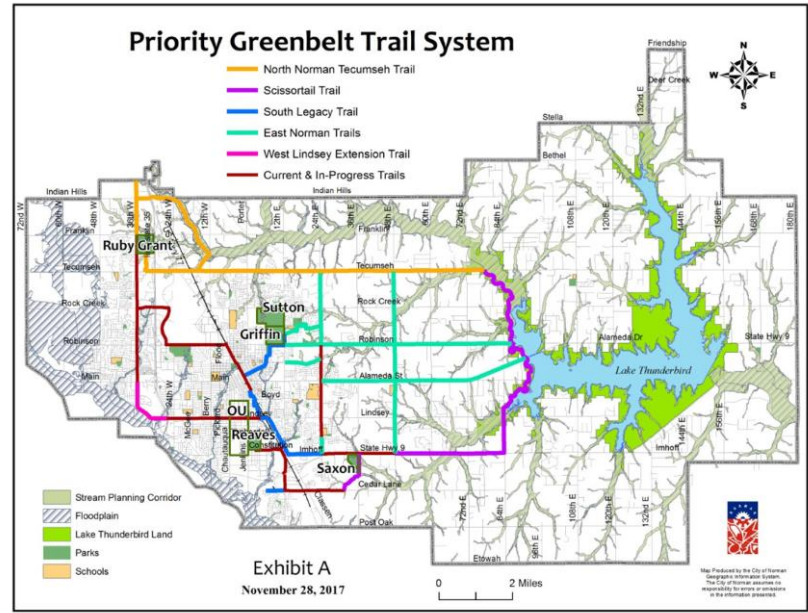
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# 3) Long term development and management of Norman's Greenbelt System

- Investing now to preserve future opportunities for the development of Norman's Greenbelt System
- i) Methods for preserving and/or purchasing critical land or right of ways for future urban and rural Greenbelt trails and corridors
- ii) Funding for developing recreational trail system in eastern Norman to Lake Thunderbird



**DRAFT – RECOMMENDED CHANGES – MARCH 8, 2020**

**ARTICLE XXI. - GREENBELT COMMISSION<sup>[12]</sup>**

**Footnotes:**

--- (12) ---

**Editor's note**— Ord. No. 0-0304-71, § 7, adopted May 11, 2004, supplied provisions to be set out as art. XX, §§ 4-2001 through 4-2005. In order to preserve the style of the Code, and at the discretion of the editor, these provisions have been included as art. XXI, §§ 4-2021 through 4-2025 to read as set out herein.

☒ Sec. 4-2021. - Purpose.

☒ It is the purpose of this article to promote and protect the public health, safety and general welfare by creating an ongoing and proactive mechanism for providing and maintaining a Greenbelt System, and proposed additions which will include preserved open spaces, protected natural areas and greenways, and urban and natural trails in a system of land parcels that together will work to help maintain and preserve the beauty, livability and sustainability of the City as it grows.

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(Ord. No. 0-0304-71)

☒ Sec. 4-2022. - Authority.

☒ There is hereby created and established the Greenbelt Commission for the City of Norman. The Norman Greenbelt Commission shall consist of a total of nine (9) members, one (1) from each ward and one (1) at-large. The members shall be appointed by the Mayor, with approval of the City Council, based upon their interests or expertise regarding open-space preservation. All members shall serve without compensation and may be removed by the City Council as provided in the Code of Ordinances. City staff and administrative guidance shall be provided to the Greenbelt Commission by the Department of Planning and Community Development, with assistance from the City Forester and other Departments, as necessary. The implementation of the activities associated with this article shall be dependent upon the City Council's ability to provide funds on an annualized basis.

(1) Term of office. The term of the nine (9) persons to be appointed by the Mayor shall be three (3) years, except that the term of three (3) of the members appointed to the first board shall be for only one (1) year and the term of three (3) members of the first board shall be for two (2) years. In the event that a vacancy shall occur during the term of any member, the successor shall be appointed by the Mayor with approval by the City Council for the unexpired portion of the term.

(2) Quorum and operation.

(a) Quorum. At any meeting of the Greenbelt Commission, a quorum shall consist of five (5) of the appointed members. No action shall be taken in the absence of a quorum. Five (5) affirmative votes shall be required to pass any measure.

(b) Meeting. The Greenbelt Commission shall meet as required in the furtherance of its duties set forth herein.

(c) Commission officer. The Greenbelt Commission shall elect a chairperson from its members and shall create and fill such other offices as deemed necessary. The term of the Chairperson shall be one (1) year with eligibility for reelection for no more than two (2) consecutive terms.

(Ord. No. 0-0304-71; Ord. No. 0-1011-6, § 1)



☒ Sec. 4-2023. - Duties and powers of the Greenbelt Commission.

☒ The Greenbelt Commission shall advise the City Council on policies pertaining to the promotion, acquisition, maintenance and improvement of the green spaces, greenways and trail way systems in the City of Norman, and pursuant thereto:

(1) Propose an ordinance defining the Greenbelt System of green spaces, greenways and trail systems, including, without limitation, the contents of the Greenbelt Enhancement Statement and the duties and responsibilities for submission of such Greenbelt Enhancement Statements, in accordance with the recommendations of the Greenbelt Task Force. Upon the adoption of an ordinance defining the Greenbelt System and the requirement for a Greenbelt Enhancement Statement, all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land in the City shall include a Greenbelt Enhancement Statement that articulates how the goals and objectives of Norman's Greenbelt System plan are met by the proposed development; provided, however, that nothing herein shall require dedication of private property for public access.

(2) Propose policy guidelines to determine the suitability of parcels for the Greenbelt System;

(3) Identify possible parcels for preservation and/or acquisition and incorporation into the Greenbelt System;

(4) Identify possible outside funding sources and matching funds for acquisition of development rights and preservation and/or acquisitions of parcels for the Greenbelt System.

(5) Make recommendations to the Norman City Council regarding policies and other related matters;

(6) Provide advocacy for the Greenbelt System in the city's planning process by reviewing Greenbelt Enhancement Statements and advising and making recommendations to the City Council thereon;

(7) Solicit public opinion in planning for the Greenbelt System and facilitate citizen participation in the planning process so that the public's interest in the Greenbelt System is expressed;

(8) Develop policies regarding security and safety in the Greenbelt System;

(9) Develop policies and guidelines for use of the land and easements within the Greenbelt System;

(10) Provide copies of the minutes of its meetings to the office of the City Clerk within ten (10) days from the date of their approval; and

(11) Provide an annual report of the Commission's acts and affairs.

(Ord. No. 0-0304-71; Ord. No. 0-1011-6, § 2)

☒ Sec. 4-2023A. - Definitions.

☒ The plain and ordinary meaning shall be applied to the terms contained herein; however, as used in this chapter, unless the context otherwise requires, the following words or phrases have the meanings listed:

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

Cluster development: As defined by the City of Norman Code in [Section 19-210](#), as may be amended from time to time.

Conservation easement: A nonpossessory 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.

Floodplain: As defined by the City of Norman Code in Section 22:429.1.2 [of the Zoning Ordinance] as may be amended from time to time.

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.

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.

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.

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.

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.

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

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.

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.

Take line: Exterior boundary of the property acquired by the Bureau of Reclamation for construction of Lake Thunderbird.

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:

(1) Community-wide (regional or arterial) trails: Trails between ten (10) feet and twelve (12) feet in width that provide access from one part of the city to another.

(2) Neighborhood trails: Trails between six (6) feet and ten (10) feet in width that mimic the system of local neighborhood streets and ultimately connect to larger arterial trails.

(3) Natural trails: Trails at least eight (8)—ten (10) feet in width composed of compacted earth.

(4) Parkway trails: Trails between six (6) feet and eight (8) feet in width that are constructed with durable materials, and usually include amenities such as decorative light fixtures, landscaping, and ground cover and varying surface treatments at intersections and crosswalks.

(5) Sidewalk trails: Sidewalks located alongside streets that are constructed in accordance with City design criteria and designated as trails.

(6) Specialized trails: Water trails, equestrian trails, bikeways, or other trails dedicated to some specific use not otherwise listed herein.

(Ord. No. 0-1011-6, § 3)

☒ Sec. 4-2024. - Expenditure of City funds, compensation, reimbursement of expenses.

☒ (a) The Greenbelt Commission shall neither authorize nor incur the expenditure of any City funds for any purpose except as may be authorized and appropriated therefor by the City Council.

(b) Members of the Greenbelt Commission are entitled to reimbursement for their actual and necessary expenses, so long as those expenses were incurred in performance of their duty as Commission members.



(Ord. No. 0-0304-71)

Sec. 4-2025. - Review by the City Council.

The City Council shall have the right to review all acts and recommendations of the Greenbelt Commission.

(Ord. No. 0-0304-71; Ord. No. 0-1011-6, § 4)

Sec. 4-2026. - Specific principles, purposes and goals of the Greenbelt System.

A Greenbelt System, as defined herein, serves the following principles, purposes and goals of the City of Norman.

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

(1) The goals are to enhance natural areas and greenways, and promote and facilitate an interconnected system of trails that allow multiple connections across all of Norman as it grows.

(2) The Greenbelt System should preserve valuable green space, natural habitats and corridors for indigenous flora and fauna, and areas with unique vegetation and ecosystem attributes.

(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 visual history, culture and accomplishments of Norman along with potential signage highlighting historical and cultural sites, and the natural characteristics and attributes of the region.

(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 sustain, nurture and facilitate the development and growth of the Greenbelt System goals.

(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) Promote developers and private landowners to incorporate and build the Greenbelt System. EDC is currently being updated to offer green development alternatives.

(c) The Greenbelt System should be used to link together existing recreation areas, neighborhoods and points of interest.

(d) Multipurpose greenways and greenspaces should be created that:

(1) Create a unique greenway and greenspace character for Norman;

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- (2) Protect the environmentally sensitive areas of the City and serve as a wildlife habitat;
- (3) Serve as a stormwater management resource for urban runoff and regional detention needs;
- (4) Provide recreation opportunities for bicycling, walking, and jogging, as well as an alternate route to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking;
- (5) Preserve agriculturally significant lands through conservation easements or other means; and
- (6) Provide suitable locations for sanitary sewer easements and facilities.

(7) Protect the urban greenspace areas and significant vegetation of the City and its neighborhoods.

(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.

(Ord. No. 0-1011-6, § 5)

☒ Sec. 4-2027. - Greenbelt Enhancement Statements.

☒ (a) Submission. All applications for a Pre-Development meeting regarding a proposed Land Use Plan amendment, a Norman Rural Certificate of Survey, or a Preliminary Plat of land in the City shall include a Greenbelt Enhancement Statement. Final Plats cannot be changed more than 5% from the approved preliminary plat and final plats only go to CC. -GBC would review another preliminary plat if the applicant changes the prelim.

(b) Content. Greenbelt Enhancement Statements shall articulate how the principles, purposes and goals of this article are met by the proposed development and its amenities. Applicants shall also provide supporting drawings, illustrations, and other documents designed to assist the Greenbelt Commission in determining how the goals, principles, and policies herein are met by the development.

(c) Review.

(1) Staff review: The Planning Director or designee shall perform an initial review of the Greenbelt Enhancement Statement. If the application indicates that an opportunity for greenbelt development does not exist and the details of the application support such a finding, then the Planning Director or designee may issue a finding of No Greenbelt Opportunity. Such a finding shall be based on factors unique to the subject parcel, such as when the application involves redevelopment of an already fully-developed site, rezoning of property that does not involve new construction, or the existing plat requirements are such that development options are restricted. If a Finding of No Greenbelt Opportunity is made, then the application shall be forwarded to the Greenbelt Commission for consideration as a consent docket item as outlined in subsection (2)a. below. If a request for a Finding of No Greenbelt Opportunity is denied, a completed Greenbelt Enhancement Statement shall be forwarded to the Greenbelt Commission for consideration as set forth below.

(2) Initial review by Greenbelt Commission:

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a. Findings of No Greenbelt Opportunity. If such a finding is made by the Planning Director or designee, then the application shall be forwarded to the Greenbelt Commission for consideration as a consent docket item to allow the Commission to determine whether it agrees with Staff's finding of No Greenbelt Opportunity. If a Commission member disagrees with Staff's finding of No Greenbelt Opportunity, said member may request that the item be removed from the consent docket and the item will be reviewed in the same manner as other applications. If the Commission agrees with Staff's finding of No Greenbelt Opportunity, the subject application will bypass further review by the Commission and be forwarded on to the Planning Commission as provided for in the City Code.

b. Other applications. All other applications for which a Greenbelt Enhancement Statement is completed shall be considered by the Greenbelt Commission for an initial review when application is made for a Pre-Development meeting and upon due notice of its consideration to the applicant. Comments about applications shall be in writing and delivered to the applicant. Those comments shall also be provided to the Planning Commission and to the City Council upon each respective body's consideration of the application. The comments from the Greenbelt Commission will reflect how the proposed development does or does not meet the goals of the Greenbelt System through reference to specific principles, purposes and goals set forth herein.

(3) Subsequent review by Greenbelt Commission. Should it be determined that a greenbelt opportunity exists for a particular application and if the application has substantially changed (as determined by Planning and Community Development staff) since it was originally considered by the Greenbelt Commission, the Greenbelt Enhancement Statement shall be reviewed by the Greenbelt Commission at one of its regularly scheduled meetings after application is made to the Planning Commission and upon due notice of its consideration to the applicant. Comments about applications shall be in writing and delivered to the applicant with the Planning Commission packet. Those comments shall also be provided to the Planning Commission and to the City Council upon each respective body's consideration of the application. The comments from the Greenbelt Commission will reflect how the proposed development does or does not meet the goals of the Greenbelt system through reference to specific principles, purposes and goals set forth herein.

(Ord. No. 0-1011-6, § 6)

☒ Sec. 4-2028. - Guidelines for evaluating Greenbelt Enhancement Statements.

☒ In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. Not all considerations will be applicable or feasible for each application.

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

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

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

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

(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.

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

(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.

(h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.

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

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

(k) Ingress and egress to and from a development is designed to permit safe use by nonmotorized traffic in and out of the development and across the ingress and egress provisions of the development.

(l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.

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

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

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

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

(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.

(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

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

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

(u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

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

(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

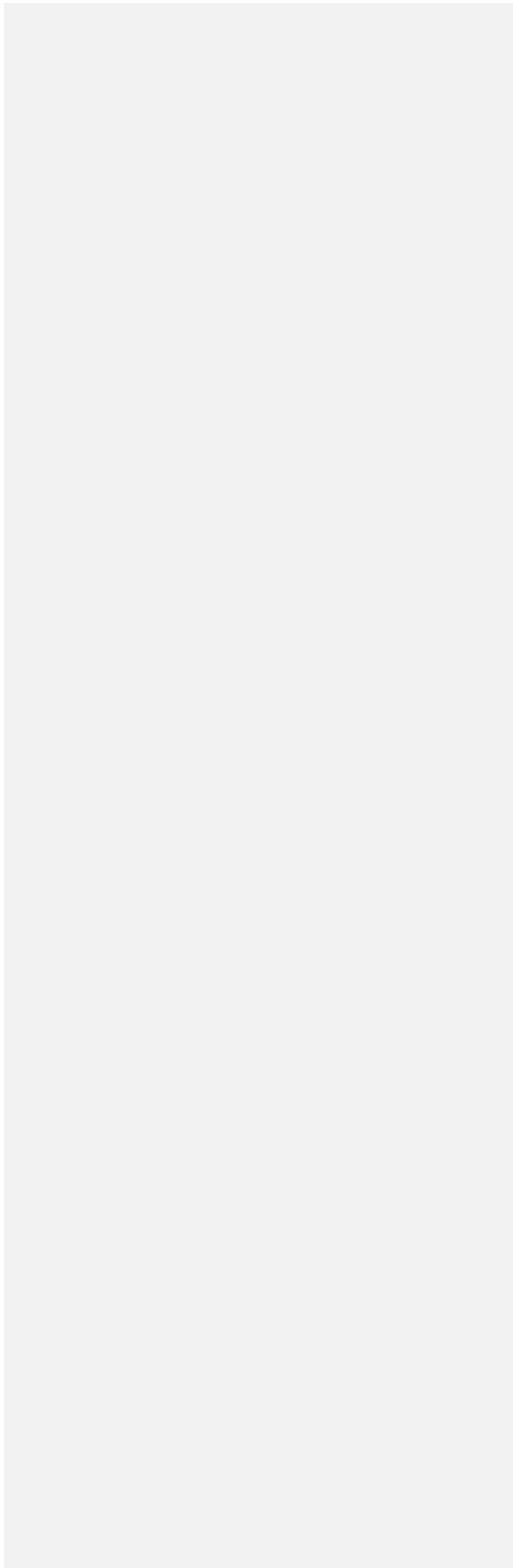
(Ord. No. 0-1011-6, § 7)



☒ Sec. 4-2029. - Policy for acquiring greenways, trails, and other green space.

Easements accepted, purchased, or otherwise acquired by the City for the purposes of expanding or enhancing the Greenbelt System shall be acquired in accordance with the guidelines and policies contained herein and in the City of Norman Subdivision Regulations as may be amended from time to time.

(Ord. No. 0-1011-6, § 8)



# Council Committee Oversight

April 14, 2022



# Discussion Items:

Item 3.

Applications heard by the Board of Adjustment, does Council have any desire to direct staff to further research the following two items:

- Possible code amendment to the allowable coverage on a lot.
- Possible code amendment to fence height in front of the front building setback line.



# Impervious Coverage Discussion

Item 3.

- Summary of variances heard at Board of Adjustment:  
(2012 – 2022)
  - 20 total
  - 12 passed
  - 4 failed
  - 3 withdrawn
  - 1 TBD





# Front Yard Fence Height Discussion

- Summary of variances heard at Board of Adjustment:  
(2012 – 2022)
  - 3 total
  - 2 passed
  - 1 TBD



# QUESTIONS?

NormanOK.gov

