

CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING
Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Tuesday, August 20, 2024 at 5:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF JULY 16, 2024.

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-16, Red Rock Ridge Certificate of Survey, 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 24-16, RED ROCK RIDGE CERTIFICATE OF SURVEY.
3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-17, INDIAN HILLS SPORTS COMPLEX, CERTIFICATE OF SURVEY.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING
Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Tuesday, July 16, 2024 at 5:30 PM

MINUTES

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met in regular session, in Conference Room B at The Development Center, on the 16th day of July, 2024 at 5:30 p.m., and notice of the agenda of the meeting were posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

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

ROLL CALL

PRESENT

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

ABSENT

- Commissioner- Zach Dufran

STAFF PRESENT

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

GUESTS PRESENT

- Libby Smith, Reiger Sadler Joyce LLC
- Sean Reiger, Reiger Sadler Joyce LLC
- Evan Nixon, 1203 Brookhaven BLVD. Norman, OK

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF JUNE 18, 2024.

Motion by Kristina Wyckoff for approval of the June 18, 2024 Greenbelt Commission Minutes; **Second** by Andrew Hewlett.

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

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so the Greenbelt Commission, by unanimous consent, may designate those items 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 GBC 24-13 Summit Lakes, GBC 24-14 Brookhaven NO. 45, and GBC 24-15 Bob Moore Farms, 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 GREENBELT OPPORTUNITY FOR GBC 24-13, SUMMIT LAKES ADDITION.

Motion by Marguerite Larson to remove item GBC 24-13, Summit Lakes, from the consent docket; **Second** by Mark Nanny.

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

GBC 24-13 Summit Lakes

Commission Discussion:

- Commissioner Larson stated that she's concerned that in between this addition, there are a lot of trees and greenery, and there are no proposed trails.
- Commissioner Hewlett asked if the presence of the crash gate means there's no access to walk between the areas.
- The applicant stated that there are already existing walking trails, and they plan to connect them through pedestrian access easements.

Motion by Marguerite Larson to approve item GBC 24-13 Summit Lakes; **Second** by Kristina Wyckoff.

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

- 3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF GREENBELT OPPORTUNITY FOR GBC 24-14, BROOKHAVEN NO. 45 ADDITION.

Motion by Andrew Hewlett to approve GBC 24-14 Brookhaven No. 45 with no comments;
Second by Kristina Wyckoff.

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

- 4. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF GREENBELT OPPORTUNITY FOR GBC 24-15, BOB MOORE FARMS NORTH.

Motion by Andrew Hewlett to pull item GBC 24-15 Bob Moore Farms, from the consent docket;
Second by Marguerite Larson.

GBC 24-15 Bob Moore Farms

Commission Discussion:

- Libby Smith stated this is a mixed use development on 36th between Main St. and Lindsey St. The north section will be mixed use commercial and the rest will be multi-family residential.
- The commissioners had some concerns about a couple of areas on the maps, such as a “green” area on one, and the “common area B” on another.
- Libby explained one is going to be a detention pond, and the other is going to be open space. The open space will include sidewalks throughout and walking trails.

Motion by Andrew Hewlett to approve item GBC 24-15 Bob Moore Farms; **Second** by Richard Bornhauser.

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

MISCELLANEOUS COMMENTS

- Commissioner Larson asked about the status of Article 21. Staff recommended that she should reach out to Council with any questions.

ADJOURNMENT

The meeting was adjourned at 5:46 p.m.

Passed and approved this _____ day of _____ 2024.

George Dotson, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/20/2024

REQUESTER: Paul Sechrist

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-16, RED ROCK RIDGE CERTIFICATE OF SURVEY.

APPLICANT: Paul Sechrist

LOCATION: 4020 108th Avenue SE

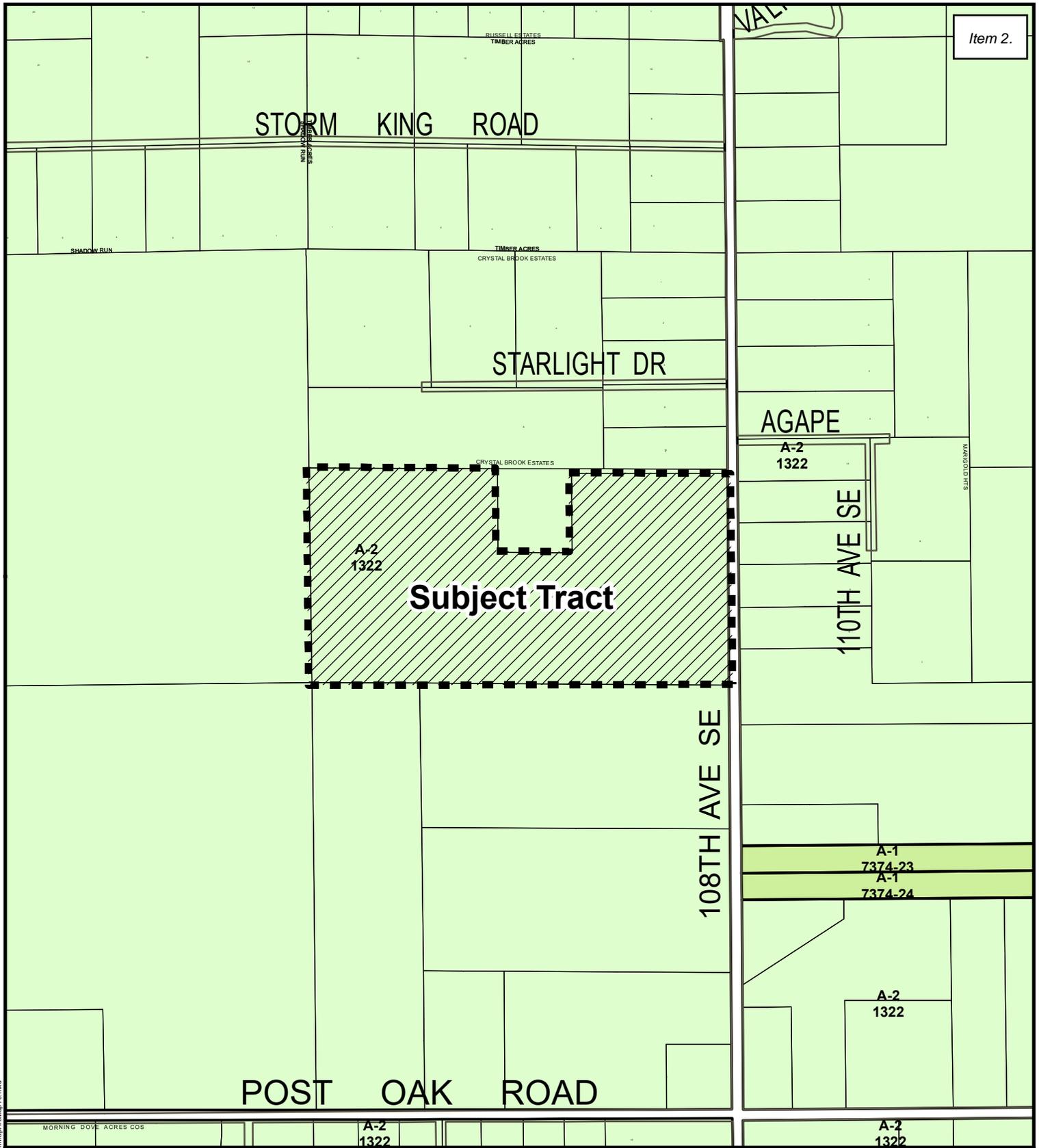
PROPOSAL: Red Rock Ridge Certificate of Survey (COS): Subdividing 71 acres, into seven 10 acre tracts for a residential and rural farm uses.

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 71 acres. This will create seven 10 acre tracts for single-family residential and rural farming.

ANALYSIS: The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. It is predominantly very low density. No portion of the subject parcel is in Regulatory Floodway and no portion is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from 108th Avenue SE via a private drive. 108th Avenue SE has a rural collector route designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

The Greenbelt Enhancement Statement, Preliminary Plat, and location maps are attached.

CONCLUSION: Staff places this item on the consent docket for the August 20, 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.

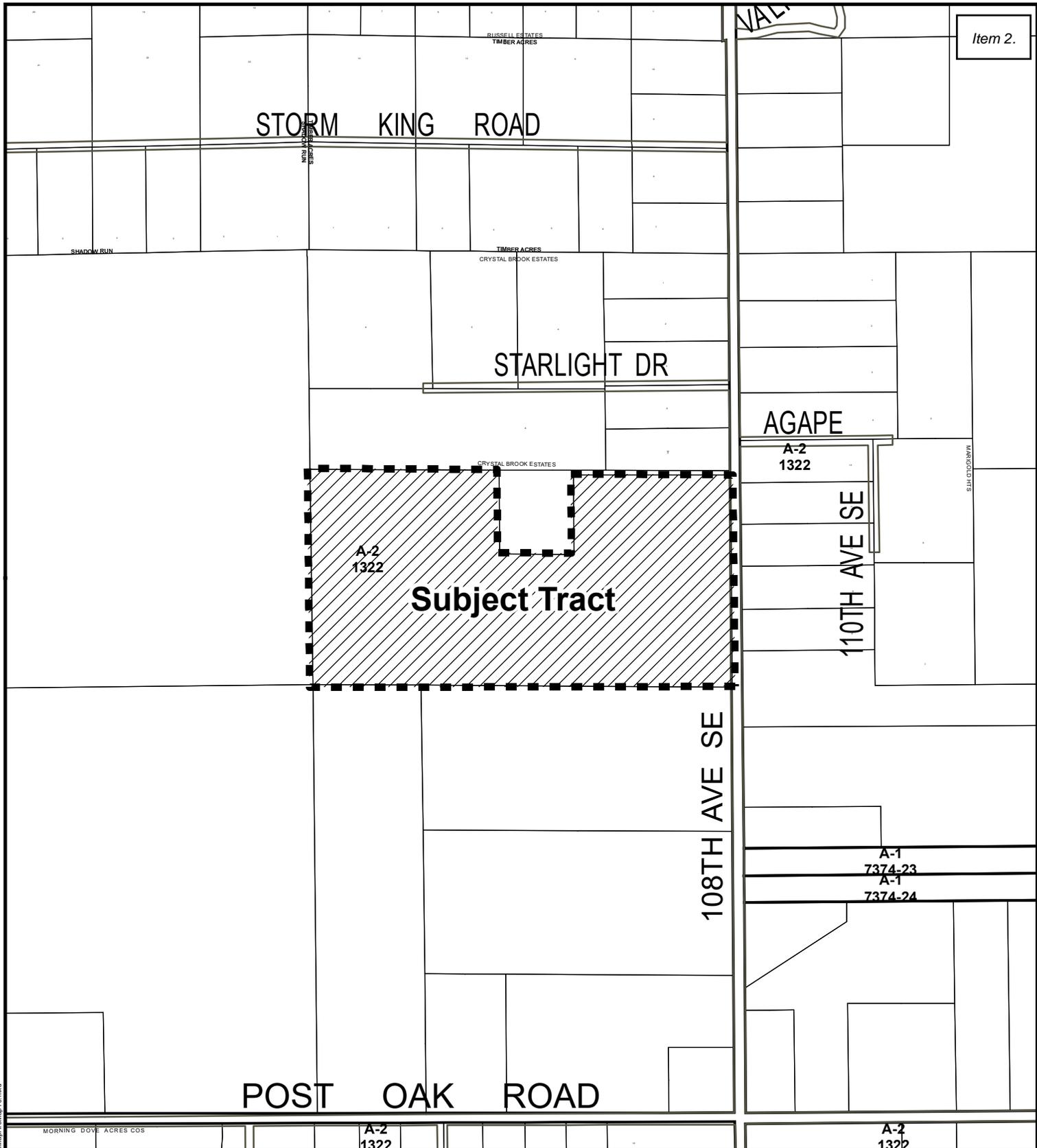


August 6, 2024



 Subject Tract

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Item 2.

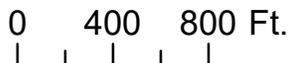
Location Map



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August 6, 2024



 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. This Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included whenever possible.

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

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

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

Definitions for Evaluating Greenbelt Enhancement Statements.

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

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

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

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

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

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

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

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

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

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

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

Greenway means:

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

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

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

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

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

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

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

Specific Principles, Purposes and Goals of the Greenbelt System.

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

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

- (1) The ultimate goal is to create an interconnected system of trails that allow multiple connections across all of the City.
- (2) The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.
- (3) Trail segments should be designed so that they convey the physical and historical character of the City and relate to the neighborhoods through which the trail corridors pass.
- (4) Greenway corridors should provide unique opportunities to learn about the history, culture, and accomplishments of the City.
- (5) Trails should promote smooth walkable corridors that are open and visible.
- (6) The Greenbelt System should contribute to enhancing the physical appearance of the City, whether through new pedestrian features, landscaping added to trail corridors, or simply by revealing natural areas not previously visible to the general public.
- (7) The Greenbelt System should encourage the creation of public and private partnerships that help build the entire system more quickly.
- (8) Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially floodprone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.

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

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

(d) Multipurpose greenways should be created that:

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

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

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

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

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

Applicant Name: Paul Sechrist Date: 07/31/2024
 Contact Person: Paul Sechrist Telephone/Fax/Email: 405-408-5931 peatybass@yahoo.com
 Name of Development Red Rock Ridge Area (Acres) 74
 General Location 4020 108th Ave SE Noble OK 73068

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.

Two to three houses spread out on 74 acres. Mostly used for farming.

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

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

N/A

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

Public Sidewalks (4-5' wide)	_____ Yes	<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	_____	

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.)

No such areas within the 1/2 mile radius.

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.)

There is no such connectivity.

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

<input type="checkbox"/>	Storm water channels
<input checked="" type="checkbox"/>	Detention ponds
<input type="checkbox"/>	Floodplains
<input type="checkbox"/>	Stream bank/Riparian corridors
<input type="checkbox"/>	Utility Easements
<input type="checkbox"/>	Abandoned/Active RR corridors
<input type="checkbox"/>	Other _____

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

N/A

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

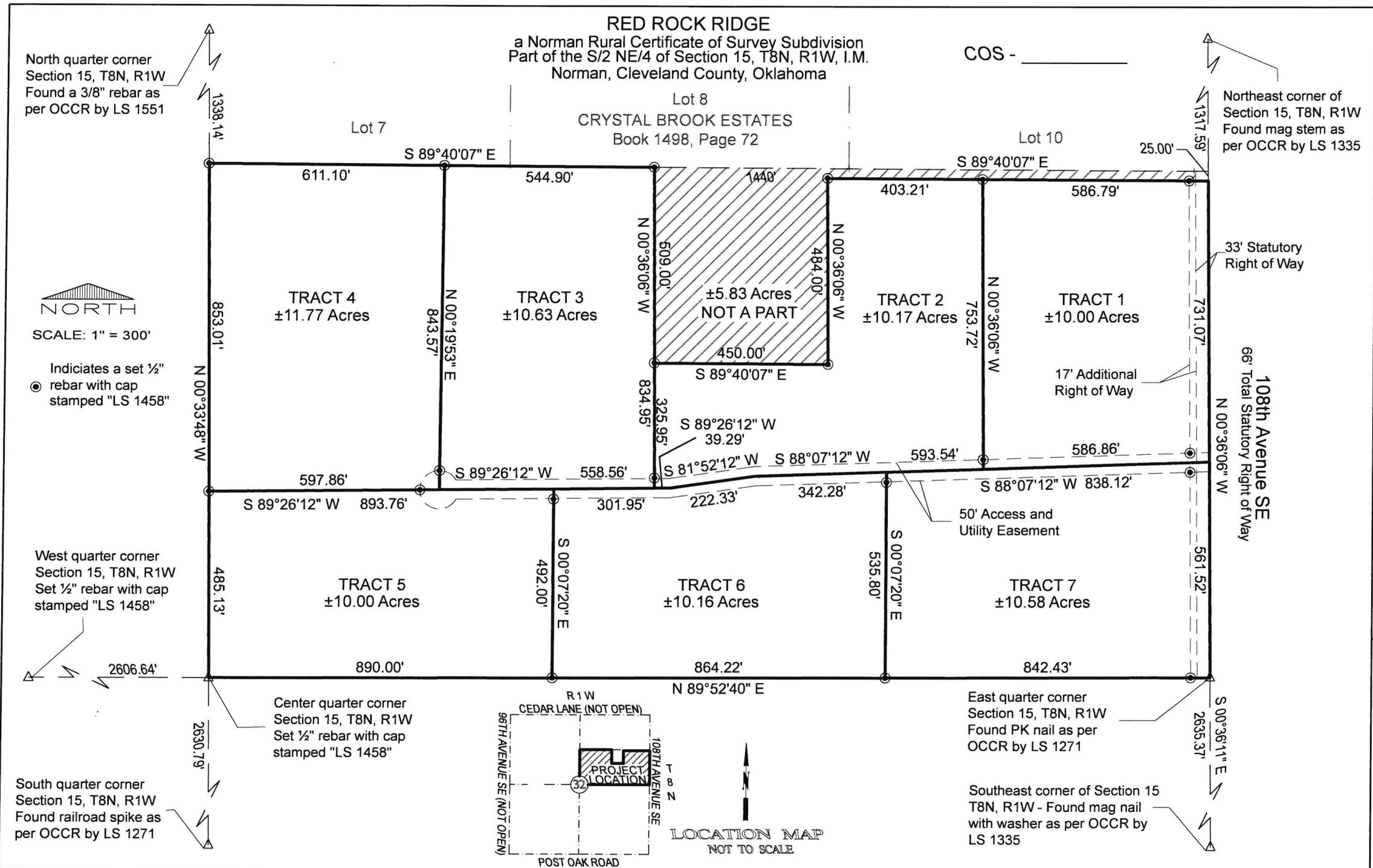
- 8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

This development or project has no opportunities to add to the City of Norman Greenbelt System

SECHRIST.PAUL.K.123 Digitally signed by
SECHRIST.PAUL.K.1239571367
Date: 2024.07.31 21:48:33 -05'00'

Signature of Applicant or Contact Person (required) : 9571367

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



Sheet No:
1 of 4

SKINNER LAND SURVEYING, LLC
11600 County Road 3630
Ada, Oklahoma 74820
(405) 255-6161

Job No. 488990
Field Date: 07/24/2024
Revised:

LEGAL DESCRIPTION: Parent Tract - Book 6576, Page 724

The South Half (S/2) of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, LESS AND EXCEPT a tract of land beginning at the Northeast corner of said South Half of the Northeast Quarter of Section 15, Township 8 North, Range 1 West; Thence West 1440 feet; Thence South 509 feet; Thence East 450 feet; Thence North 484 feet; Thence East 990 feet; Thence North 25 feet to the Point of Beginning.

LEGAL DESCRIPTION: Tract 1

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 586.86 feet; Thence North 00°36'06" West, a distance of 753.72 feet; Thence South 89°40'07" East, a distance of 586.79 feet to a point on the east line of said S/2 NE/4; Thence South 00°36'06" East, along said east line, a distance of 731.07 feet to the Point of Beginning. Containing 10.00 acres, more or less.

LEGAL DESCRIPTION: Tract 2

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 586.86 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 593.54 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet; Thence North 00°36'06" West, a distance of 325.95 feet; Thence South 89°40'07" East, a distance of 450.00 feet; Thence North 00°36'06" West, a distance of 484.00 feet; Thence South 89°40'07" East, a distance of 403.21 feet; Thence South 00°36'06" East, a distance of 753.72 feet to the Point of Beginning. Containing 10.17 acres, more or less.

LEGAL DESCRIPTION: Tract 3

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 39.29 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 558.56 feet; Thence North 00°19'53" East, a distance of 843.57 feet to a point on the north line of said S/2 NE/4; Thence South 89°40'07" East, along said north line, a distance of 544.90 feet; Thence South 00°36'06" East, a distance of 834.95 feet to the Point of Beginning. Containing 10.63 acres, more or less.

LEGAL DESCRIPTION: Tract 4

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 597.86 feet to a point on the west line of said S/2 NE/4; Thence North 00°33'48" West, along said west line, a distance of 853.01 feet to the northwest corner of said S/2 NE/4; Thence South 89°40'07" East, along the north line of said S/2 NE/4, a distance of 611.10 feet; Thence South 00°19'53" West, a distance of 843.57 feet to the Point of Beginning. Containing 11.77 acres, more or less.

LEGAL DESCRIPTION: Tract 5

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 1180.40' feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet to the Point of Beginning;

Thence continuing South 89°26'12" West, a distance of 893.76 feet to a point on the west line of said S/2 NE/4; Thence South 00°33'48" East, along said west line, a distance of 485.13 feet to the southwest corner of said S/2 NE/4; Thence North 89°52'40" East, along the south line of said S/2 NE/4, a distance of 890.00 feet; Thence North 00°07'20" West, a distance of 492.00 feet to the Point of Beginning. Containing 10.00 acres, more or less.

Job No. 48990

Field Date: 07/24/2024

Revised:

SKINNER LAND SURVEYING, LLC

11600 County Road 3630
Ada, Oklahoma 74820
(405) 255-6161

Sheet No:

2 of 4

Item 2.

LEGAL DESCRIPTION: Tract 6

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12 feet to the Point of Beginning;

Thence continuing South 88°07'12" West, a distance of 342.28 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 301.95 feet; Thence South 00°07'20" East, a distance of 492.00 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 864.22 feet; Thence North 00°07'20" West, a distance of 535.80 feet to the Point of Beginning. Containing 10.16 acres, more or less.

LEGAL DESCRIPTION: Tract 7

A parcel of land being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet; Thence South 88°07'12" West, a distance of 838.12 feet; Thence South 00°07'20" East, a distance of 535.80 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, along said south line, a distance of 842.43 feet to the Point of Beginning. Containing 10.58 acres, more or less.

LEGAL DESCRIPTION: 50' Access and Utility Easement

A fifty foot (50') Access and Utility Easement being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

A 50' Access and Utility Easement lying 25.00 feet on each side of the following described centerline:

Commencing at the southeast corner of said S/2 NE/4; Thence North 00°36'06" West, along the east line of said S/2 NE/4, a distance of 561.52 feet to the Point of Beginning;

Thence South 88°07'12" West, a distance of 1180.40 feet; Thence South 81°52'12" West, a distance of 222.33 feet; Thence South 89°26'12" West, a distance of 597.85 feet to the center of a 50 foot cul-de-sac, said point also being the Point of Terminus.

LEGAL DESCRIPTION: 17' Additional Right of Way

A Seventeen foot (17') Additional Right of Way being a part of the South half of the Northeast quarter (S/2 NE/4), Section Fifteen (15), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said S/2 NE/4; Thence South 89°52'40" West, along the south line of said S/2 NE/4, a distance of 33.00 feet to the Point of Beginning;

Thence North 00°36'06" West, a distance of 1292.85 feet; Thence North 89°40'07" West, a distance of 17.00 feet; Thence South 00°36'06" East, a distance of 1292.99 feet to a point on the south line of said S/2 NE/4; Thence North 89°52'40" East, a distance of 17.00 feet to the Point of Beginning.

The legal descriptions of Tract 1-7, Access and Utility Easement and Additional Right of Way shown as a part of this Rural Certificate of Survey were prepared by Greg P. Skinner, an Oklahoma Professional Land Survey No. 1458, on July 19, 2024 and have a basis of bearings holding the east line of the Northeast quarter of Section 15, Township 8 North, Range 1 West as being assumed to bear North 00°36'06" West, as determined by holding the Oklahoma State Plane Grid bearings for the south zone as determined by GPS observations.

NOTES:

1. This Boundary Survey Plat 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.
2. This boundary survey was prepared without the benefit of title commitment and therefore may be subject to easements and other matters of record not shown hereon.
3. This survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as Red Rock Ridge. This is an unplatted but filed subdivision as specified by in the Norman Subdivision Regulations Sec. 19-606.
4. This survey is based on the legal description from the warranty deed recorded in Book 6576, Page 724 in the Cleveland County Clerks records.
5. The legal descriptions shown herein, are subject to easements and rights of way of record. This does not represent a search of the County Clerk's records by the undersigned, to determine if any easements or rights of way affect the property except as noted.
6. Each home, on each of the Seven (7) tracts, will be served by individual sewer systems which meet the Oklahoma Department of Environmental Quality standards. The areas, on each tract, are more than adequate for individual sewer systems even if the soil tests are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required or desired.
7. This "Norman Rural Certificate of Survey Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.
8. It is advised, by the undersigned, that all adjoining property owners be contacted prior to building any fences or other structures along or on the property lines. If any difference of opinion is indicated, a resolution should be reached, if possible, preferably in writing, between the owners on the location of any improvements along or on the property lines.

Job No. 48990

Field Date: 07/24/2024

Revised:

SKINNER LAND SURVEYING, LLC

11600 County Road 3630

Ada, Oklahoma 74820

(405) 255-6161

Sheet No:

3 of 4

CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Rural Certificate of Survey was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.



Greg P. Skinner Date
Oklahoma L.S. 1458

State of Oklahoma) ss
County of Pontotoc)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2024, before me personally appeared, Greg P. Skinner, 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 free and voluntary act and deed.

Connie Kyle Skinner - Notary Public

NORMAN PLANNING COMMISSION

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

Chairperson

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 an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free 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.

City Clerk

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 an identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires Notary Public

Job No. 48990

Field Date: 07/24/2024

Revised:

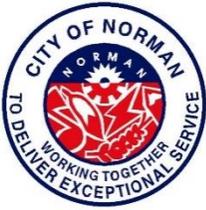
SKINNER LAND SURVEYING, LLC

11600 County Road 3630
Ada, Oklahoma 74820
(405) 255-6161

Sheet No:

4 of 4

Item 2.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/20/2024

REQUESTER: Willy DeLeon

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-17, Indian Hills Sports Complex, CERTIFICATE OF SURVEY.

APPLICANT: Willy DeLeon

LOCATION: Indian Hills and 72nd Avenue NW

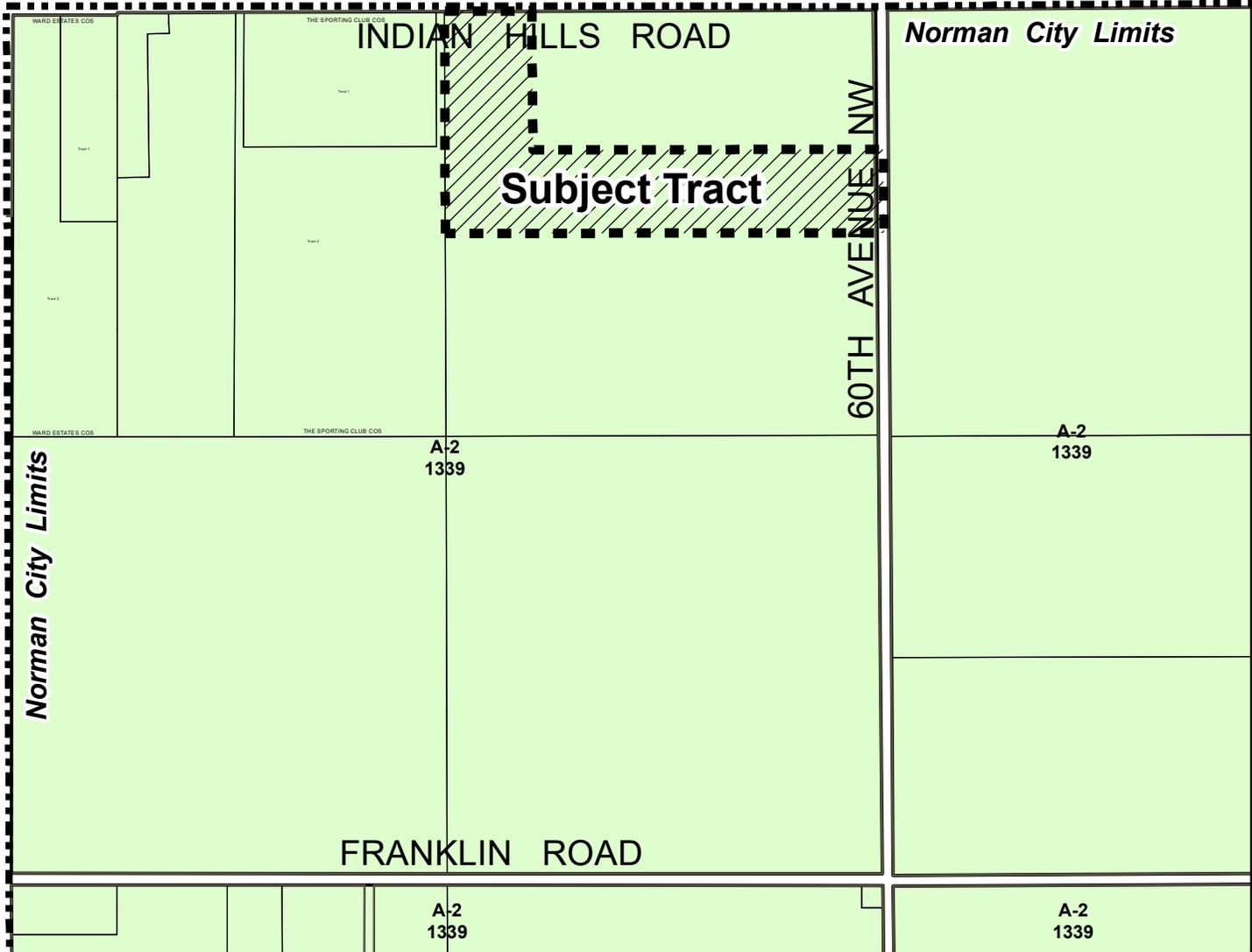
PROPOSAL: Indian Hills Sports Complex, Certificate of Survey (COS): Subdividing 71 acres, into seven 10 acre tracts for a residential and rural farm uses.

SYNOPSIS: The applicant requests a Norman Rural Certificate of Survey to subdivide approximately 40 acres. The subdivision will create two 20-acre tracts, intended for a sports complex/soccer club and a residential dwelling.

ANALYSIS: The general area surrounding the subject tract is zoned A-2, Rural Agricultural District. It is predominantly very low density. A portion of the subject parcel is located in the Ten Mile Flat Conservation Area (Zoned AE), and no portion is in the Water Quality Protection Zone. There are no public water or sewer services available in this area. The subject tract will have access from Indian Hills and 60th Avenue NW. Indian Hills has a Principle Urban Arterial designation, and 60th Avenue NW has a Minor Rural Arterial designation per the Norman Comprehensive Transportation Plan. The Greenbelt Master Plan does not propose trails or sidewalks for the subject tract.

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

CONCLUSION: Staff places this item on the consent docket for the August 20, 2024 Greenbelt Commission Meeting.



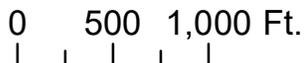
Location Map



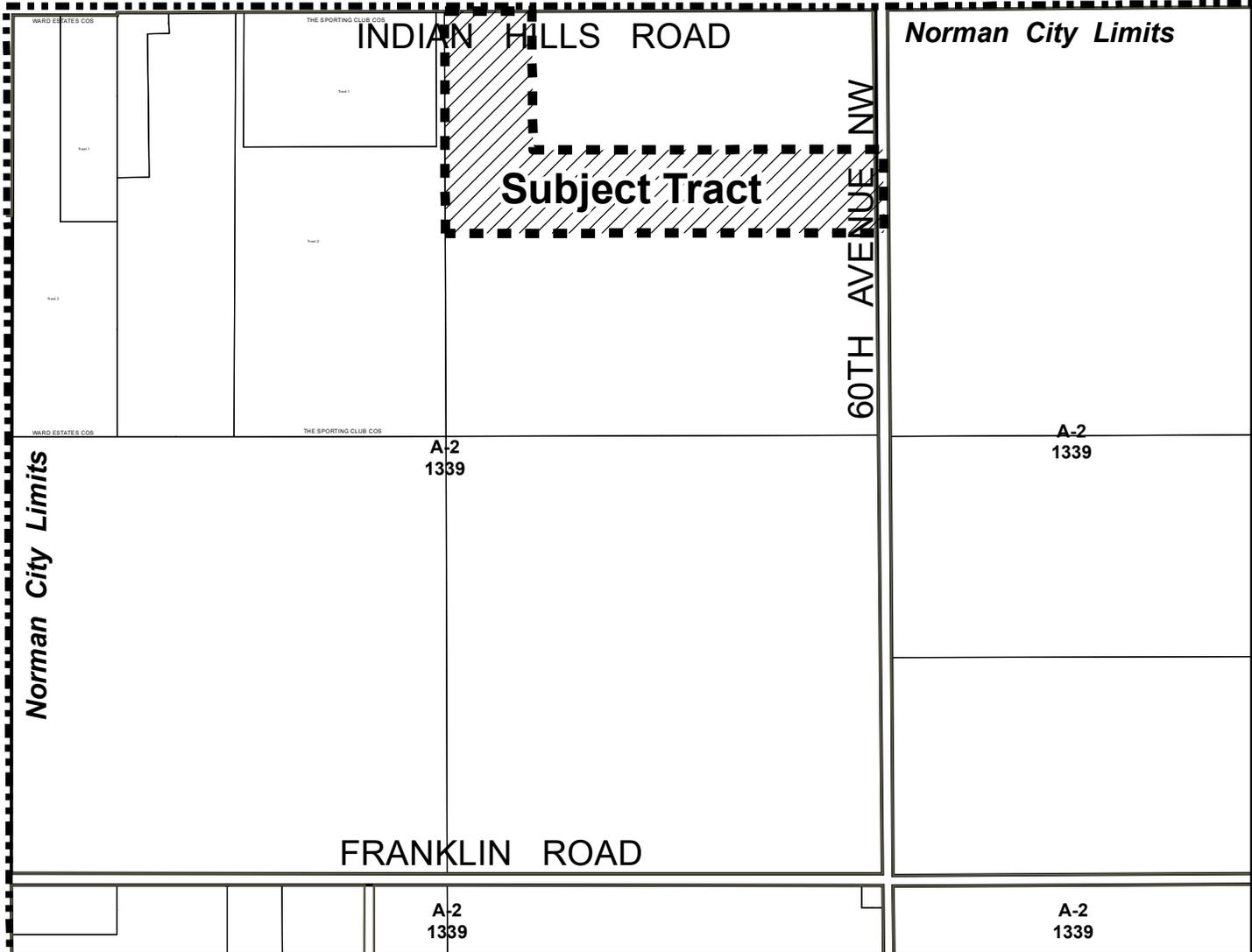
Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



August 15, 2024



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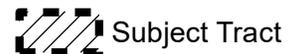
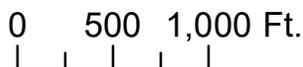
Location Map



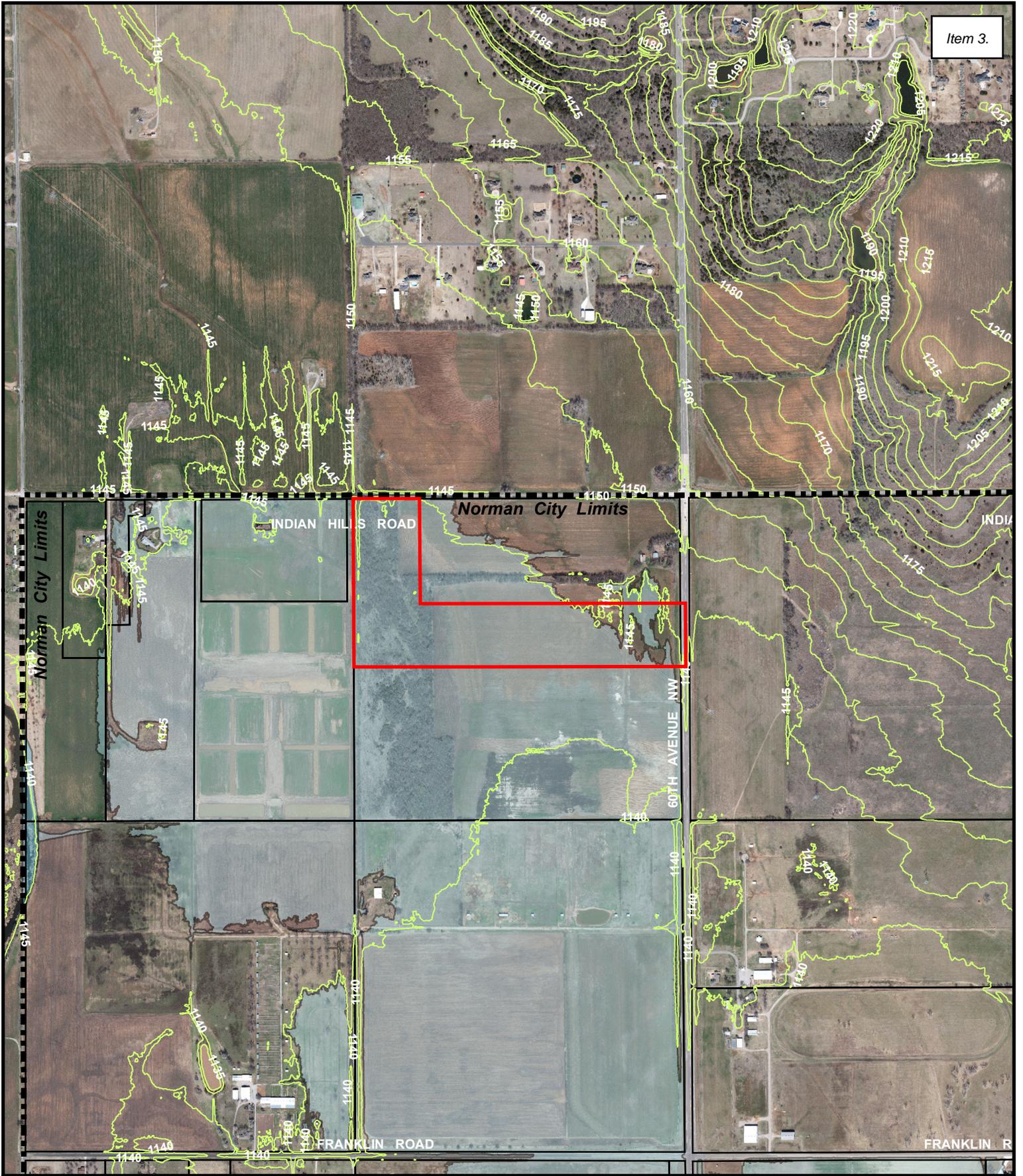
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



August 15, 2024

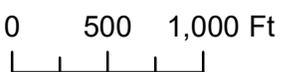


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March 2023 Aerial Photography

August 15, 2024



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

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

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

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Willy DeLeon Date: 7/22/2024
Contact Person: Bobby Skaggs Telephone/Fax/Email: 405-831-8053
bobby.skaggs@normanokla.gov
Name of Development: Indian Hills Soccer Fields Sports Complex Area (Acres): 20
General Location Indian Hills Rd + 60th Ave NW

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

Type of Proposal (please check all that apply)

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

1. Briefly explain the kind of development, types of buildings/uses, or character of your proposal and how it achieves the principles, purposes and goals of Section 4-2026.

Soccer fields, House + Club House

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:	<u>✓</u> Yes ___ No	___ Public <u>✓</u> Private
Detention Pond:	___ Yes ___ No	___ Public ___ Private
Parking Lot Landscape:	___ Yes ___ No	___ Public ___ Private
Floodplain/Creek:	<u>✓</u> 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	<u>✓</u> No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<u>✓</u> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<u>✓</u> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<u>✓</u> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<u>✓</u> No
Specialized Trails (equestrian, water, etc)	___ Yes	<u>✓</u> 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.)

None

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

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

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

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.

Yes(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.

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.

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.

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.

Yes(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.

No(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.

Yes(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.

Yes(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.

Yes(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.

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

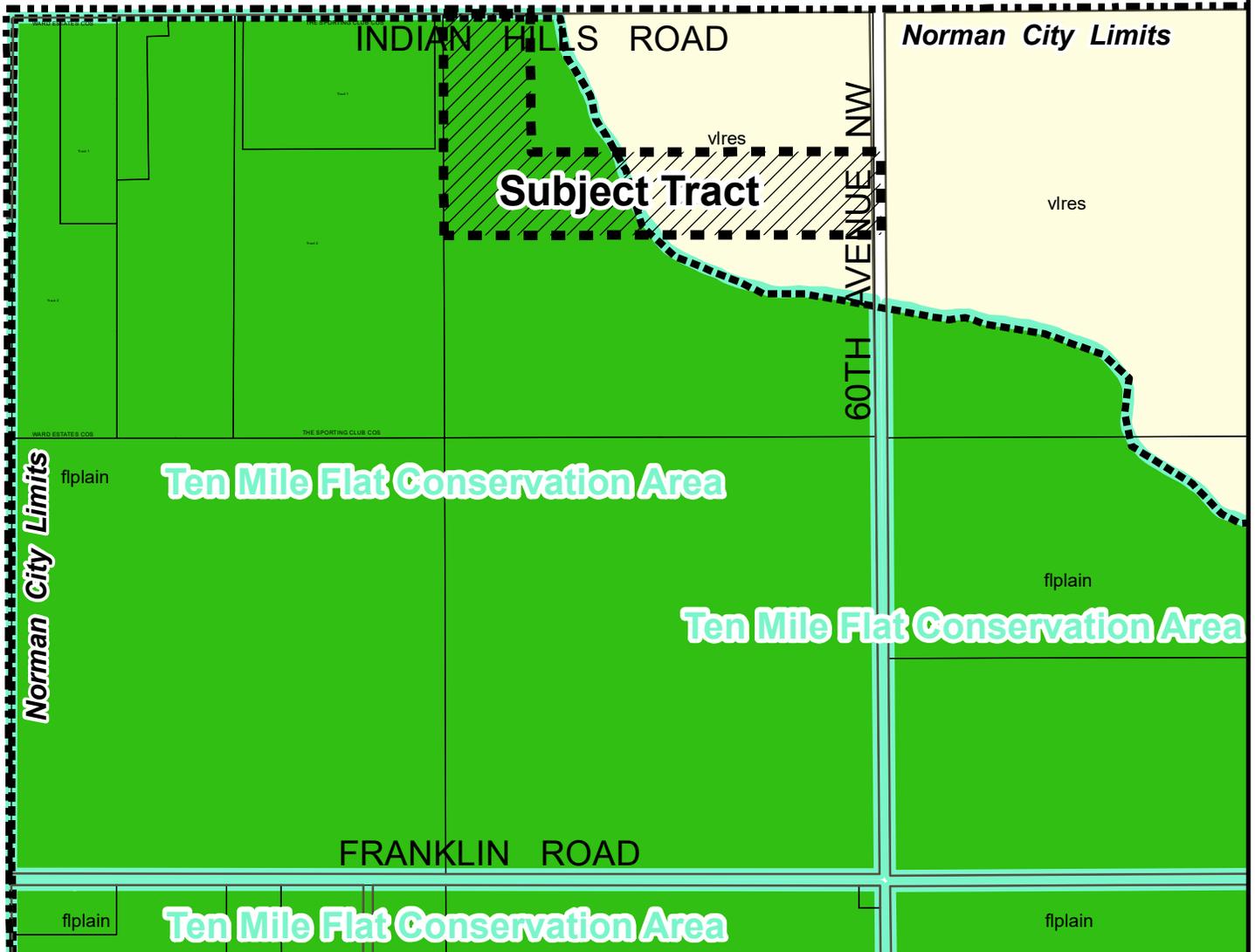
NO (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

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.)

Unknown

Signature of Applicant or Contact Person (required) : *Bobby J* *Bobby Stegg*

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



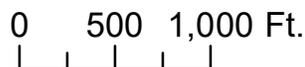
Norman 2025 Land Use Plan



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



August 15, 2024

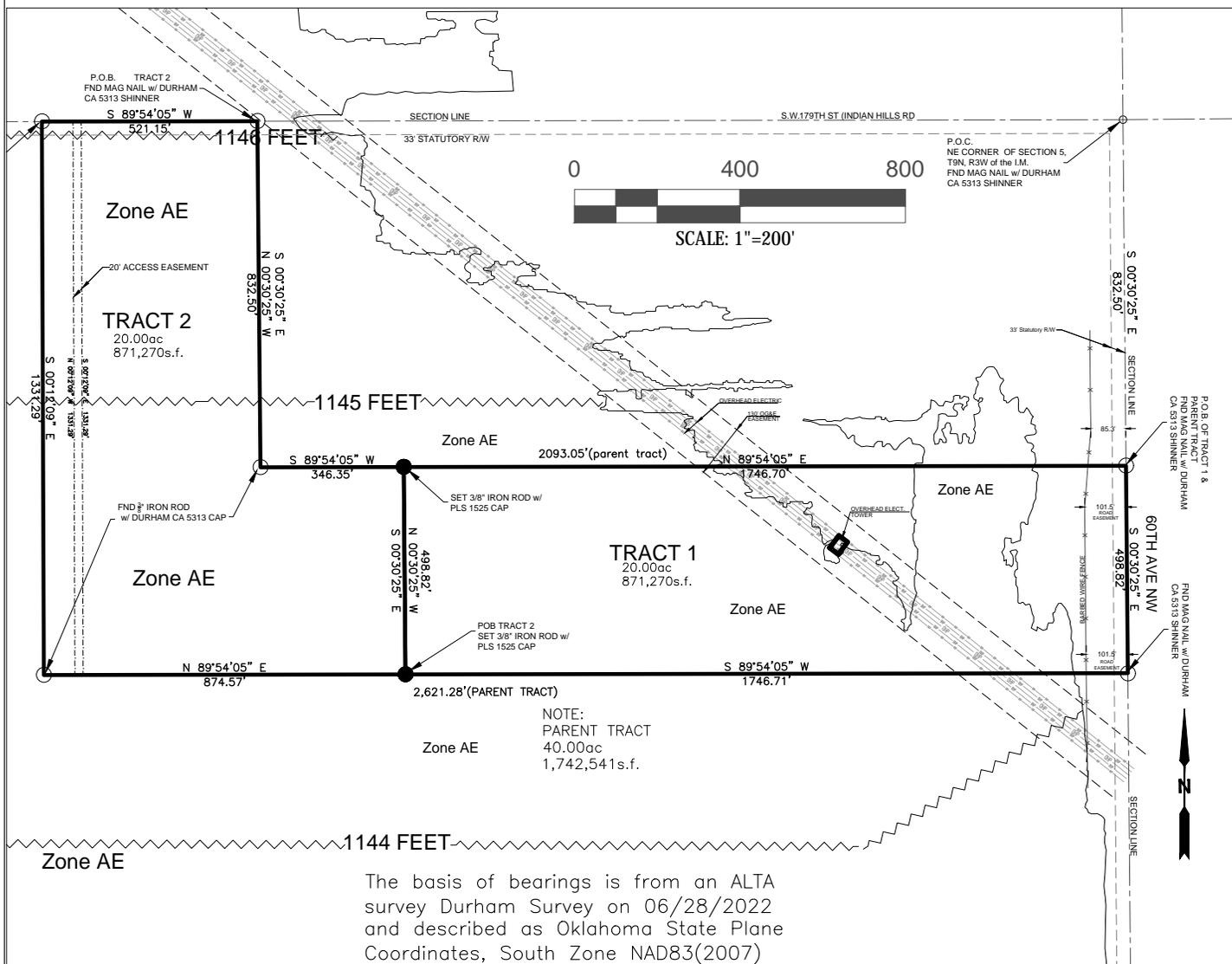
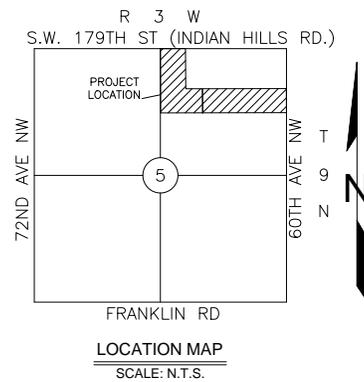


 Subject Tract

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INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-EXHIBIT A



LEGEND

- BOUNDARY OF SUBJECT TRACTS
- - - - 50' ROADWAY & UTILITY EASEMENTS
- - - - SECTION \ 1/4 SECTION LINE
- PROPERTY CORNER FOUND(FND)
- PROPERTY CORNER SET (3/8" REBAR)
- PROPERTY CORNER FOUND(see description)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT



07/06/2024

I, Bobby G. Skaggs, P.L.S. No. 1525, a registered Land Surveyor in the State of Oklahoma do hereby state that a careful survey of the property described above was made under my direct supervision and is correctly shown here—in AND meets the Minimum Standards for the Practice of Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date of last field visit: 05/04/24

BOBBY SKAGGS LAND SURVEYING, LLC
Bobby G. Skaggs, P.L.S.
903 N. MADISON AVE.
BLANCHARD, OK 73010
Phone: (405) 831-8053

C.A. No. 7527
Expires: 06/30/26

Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
Checked by: BGS	SCALE: 1"=400'
Date: 05/06/24	EXHIBIT A
Date of Revisions: Date: 07/06/26	SHEET 1 OF 4

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-EXHIBIT A

LEGAL DESCRIPTION OF PARENT (ORIGINAL) TRACT

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, also being the same as that parcel of land recorded in Book 6452, Page 1204 with the Cleveland County Oklahoma Clerk, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter (NE/4) for a distance of 832.50 feet to the POINT OF BEGINNING;

Thence continuing S 00°30'25"E along said East line for a distance of 498.82 feet;

Thence S 89°54'05"W, parallel with the North line of said Northeast Quarter (NE/4) for a distance of 2621.28 feet to a point on the West line of said Northeast Quarter (NE/4);

Thence N 00°12'09"W along said West line for a distance of 1331.29 feet to the Northwest corner of said Northeast Quarter (NE/4);

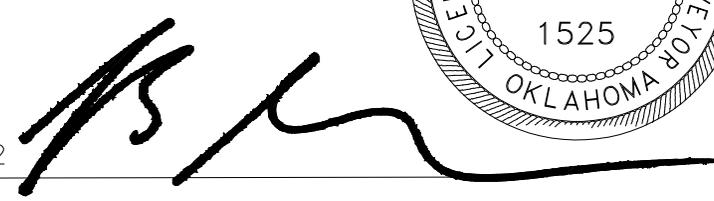
Thence N 89°54'05"E along said North line for a distance of 521.15 feet;

Thence S 00°30'25"E and parallel with said East line for a distance of 832.50 feet;

Thence N 89°54'05"E and parallel with said North line for a distance of 2093.05 feet to the POINT OF BEGINNING.

Said parcel contains 40.00 acres or 1,742,541 s.f., more or less.



Date: 08/18/2022 

Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	
	Date: 05/06/24	PARENT TRACT
	Date of Revisions: 08/22/22	SHEET 2 OF 4

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-

LEGAL DESCRIPTION OF TAKEOUT TRACT 1

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter for a distance of 832.50 feet to the POINT OF BEGINNING;

Thence continuing S 00°30'25"E along said East line for a distance of 498.82 feet;

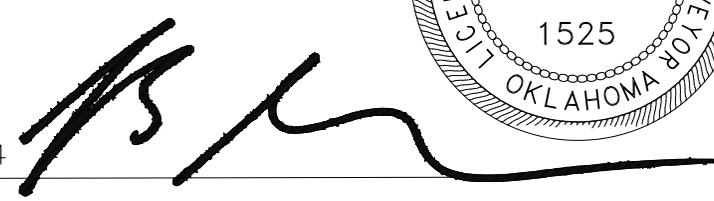
Thence S 89°54'05"W parallel with said North line for a distance of 1746.71 feet;

Thence N 00°30'25"W and parallel with said East line for a distance of 498.82 feet;

Thence N 89°54'05"E and parallel with said North line for a distance of 1746.70 feet to the POINT OF BEGINNING.

Said parcel contains 20.00 acres or 871,270 s.f., more or less.



Date: 05/06/2024 

Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	
	Date: 05/06/24	TAKE OUT TRACT 1
	Date of Revisions:	SHEET 3 OF 4

INDIAN HILLS SPORTS COMPLEX

A NORMAN RURAL CERTIFICATE OF SURVEY
COS-

LEGAL DESCRIPTION OF TAKEOUT TRACT 2

A parcel of land being a part of Lots One(1) and Two(2) and the South Half (S/2) of the Northeast Quarter of Section Five (5), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter;

Thence S 00°30'25"E along the East line of said Northeast Quarter for a distance of 832.50 feet;

Thence continuing S 00°30'25"E for a distance of 498.82 feet;

Thence S 89°54'05"W and parallel to the North line of said Northeast Quarter for a distance of 1746.71 feet to the POINT OF BEGINNING;

Thence N 00°30'25"W parallel with said East line for a distance of 498.82 feet;

Thence S 89°54'05"W parallel with said North line for a distance of 346.35 feet;

Thence N 00°30'25"W parallel to said East line for a distance of 832.50' to a point on the North line of said Northeast Quarter;

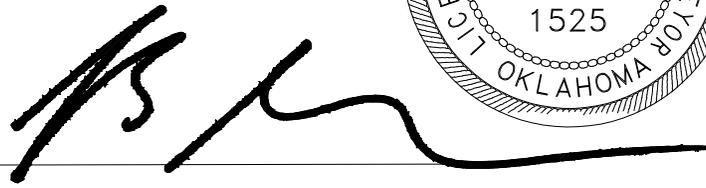
Thence S 89°54'05"W along said North line for a distance of 521.15 feet to the Northwest corner of said Northeast Quarter;

Thence S 00°12'09"E along the West line of said Northeast Quarter for a distance of 1331.29 feet;

Thence N 89°54'05"E parallel with said North line for a distance of 874.57 feet to the POINT OF BEGINNING.

Said parcel contains 20.00 acres or 871,270 s.f., more or less.



Date: 05/06/2024 

Bobby G. Skaggs, P.L.S. No. 1525

BOBBY SKAGGS LAND SURVEYING, LLC Bobby G. Skaggs, P.L.S. 903 N. MADISON AVE. BLANCHARD, OK 73010 Phone: (405) 831-8053	Drawn by: BGS	INDIAN HILLS SPORTS COMPLEX
	Checked by: BGS	TAKE OUT TRACT 2
	Date: 05/06/26	SHEET 4 OF 4
	Date of Revisions:	

C.A. No. 7527
Expires: 06/30/26

REGISTERED SURVEYOR'S ACKNOWLEDGEMENT

I, **Bobby G. Skaggs, P.L.S. No. 1525**, a registered Land Surveyor in the State of Oklahoma do hereby state that a careful survey of the property described above was made under my direct supervision and is correctly shown here-in AND meets the Minimum Standards for the Practice of Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

BOBBY SKAGGS, PLS 1525

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20__ personally appeared Bobby G. Skaggs, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

Notary Public

Mayor

ACCEPTANCE BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, that this Certificate of Survey of the INDIAN HILLS SPORTS COMPLEX is hereby accepted by the City of Norman, Oklahoma.

ATTEST:

Approved and accepted by the MAYOR of the City of Norman, this ____ day of _____, 20__.

City Clerk

MAYOR

SEAL:

On this ____ day of _____, 20__, before me personally appeared _____ and _____, to me known to be the identical persons who executed the same as their free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Notary Public