CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING

Development Center, Conference Room B, 225 N. Webster Avenue, Norman, OK 73069
Tuesday, September 17, 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 AUGUST 20, 2024.

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of the items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-18, Filkens Ridge, and GBC 24-19 Armstrong Bank Consolidation Project, 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 24-18, FILKENS RIDGE CERTIFICATE OF SURVEY.

3. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-19, ARMSTRONG BANK CONSOLIDATION PROJECT.

MISCELLANEOUS COMMENTS

ADJOURNMENT

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

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 20th day of August 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-Zach Dufran
Commissioner- Andrew Hewlett
Commissioner- Chair George Dotson
Commissioner- Kristina Wyckoff

ABSENT
Commissioner- Richard Bornhauser

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

MINUTES

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

   GREENBELT COMMISSION MEETING MINUTES OF JULY 16, 2024.

Motion by Kristina Wyckoff for approval of the minutes from the July 16, 2024 regular meeting; **Second** by Marguerite Larson.

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 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.

Motion by Andrew Hewlett for approval of the consent docket; **Second** by Kristina Wyckoff.

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

MISCELLANEOUS COMMENTS

- Commissioner Nanny asked for an updated on whether or not Article 21 has made it out of legal. Kelly Abell stated, she will ask Jane Hudson, and let the commissioners know at the meeting in September.

ADJOURNMENT

The meeting was adjourned at 5:34 p.m.

Passed and approved this _____day of _____ 2024.

_____

George Dotson, Chair

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/17/2024

REQUESTER: Shelly Filkens

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-18, FILKENS RIDGE CERTIFICATE OF SURVEY.

APPLICANT: Shelly Filkens

LOCATION: 6607 144th Avenue NE

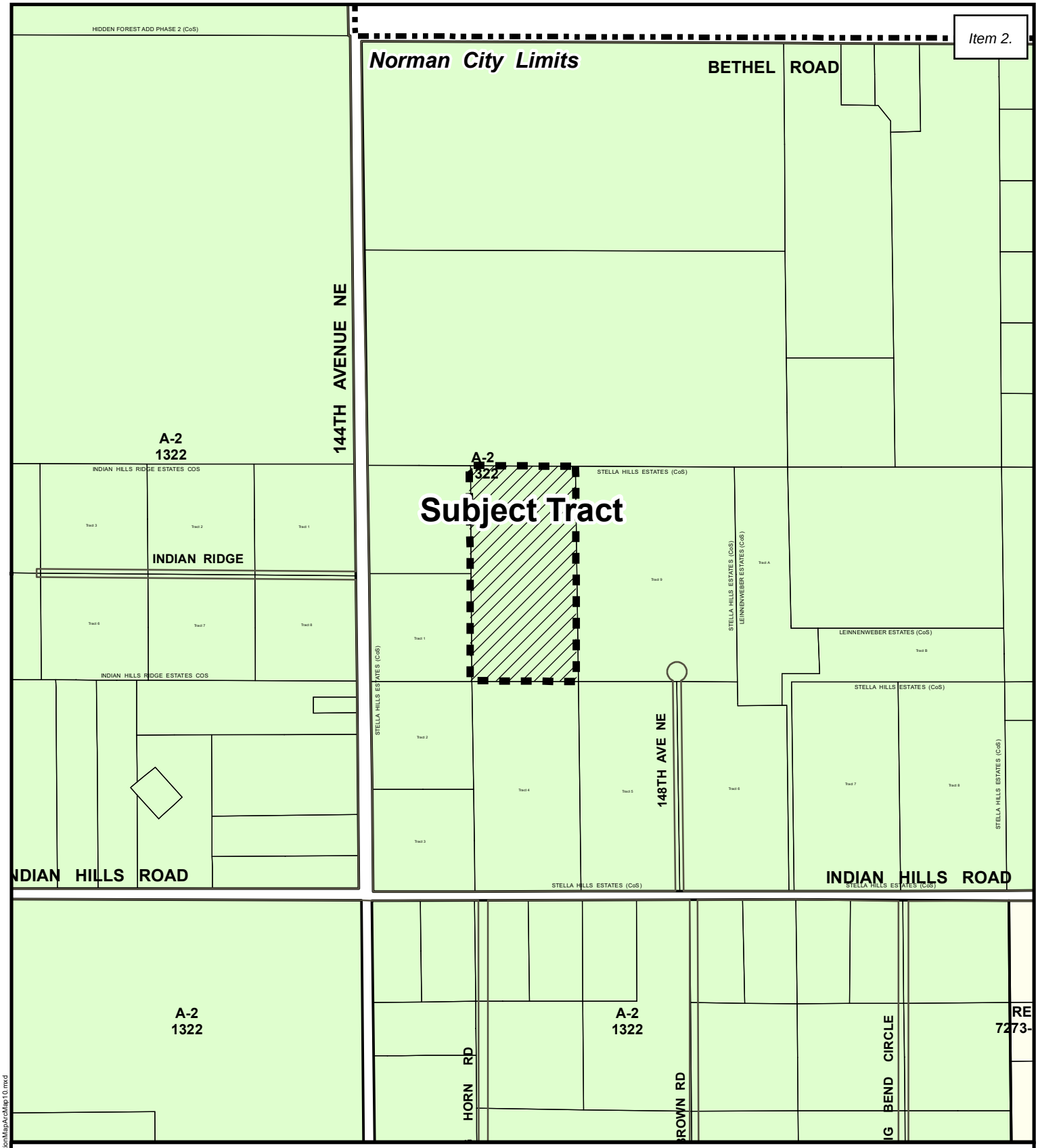
PROPOSAL: Filkens Ridge Certificate of Survey (COS): Subdividing twenty acres into two 10acre tracts for residential and rural farm uses.

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey to subdivide approximately 20 acres. This will create two ten-acre tracts for residential and rural farming.

DISCUSSION: 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 144th Avenue NE and a private drive. 144th Avenue NE 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, Certificate of Survey, and location maps are attached.

RECOMMENDATION: Staff places this item on the consent docket for the September 17, 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.

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September 9, 2024

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Subject Tract

Zoning

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GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Filkins Ridge Date: Aug. 9 2024

Contact Person: Shelly Filkins Telephone/Fax/Email: (405) 434-3359 ShellyFilkins@gmail.com

Name of Development Filkins Ridge Area (Acres) 19.87

General Location 6607 144th Ave NE Newalla, OK 74857

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 X.

b. Proposed **Land Use**: Residential X Commercial____ Industrial____ Other_____

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

This is simply a residential request without greenbelt

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

Yes ____ No X

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

Park:	_____ Yes	_____ No	_____Public	_____Private
Open Space:	_____ Yes	_____ No	_____Public	_____Private
Detention Pond:	_____ Yes	_____ No	_____Public	_____Private
Parking Lot Landscape:	_____ Yes	_____ No	_____Public	_____Private
Floodplain/Creek:	_____ Yes	_____ No	_____Public	_____Private

Other _____

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

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

Other_____

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

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (**if** there is **no** such connectivity please **state** such.)

   no

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

   ___Storm water channels
   ___Detention ponds
   ___Floodplains
   ___Stream bank/Riparian corridors
   ___Utility Easements
   ___Abandoned/Active RR corridors
   ___Other_____

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

   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.

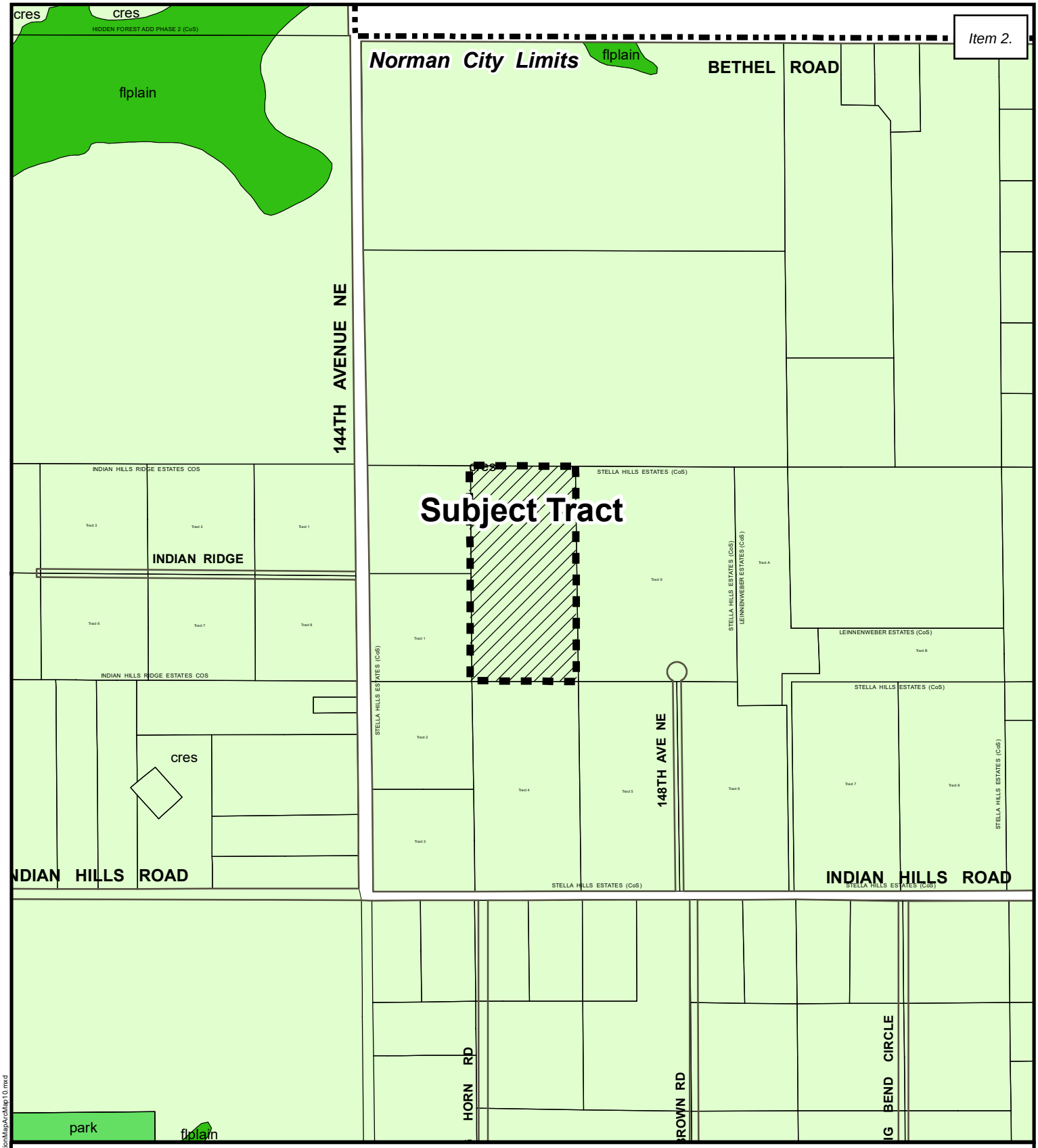
   No (a) Portions of the Greenbelt System are accessible to the general public.
   No (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
   No (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for 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.
No (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
No (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
No (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plans, shrubs and trees.
No (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
No (j) Permeable ground surfaces have been preserved to the extent possible.
No (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
No (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
No (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
No (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
No (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
No (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
No (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
No (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
No (s) Riparian buffers are incorporated into the Greenbelt System.
No (t) The commercial developments have provided for pedestrian access.
No (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.
No (v) Cluster development has been utilized as a means to develop the Greenbelt System.
No (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.) This 20 acres (MOL) was previously land locked and extremely rural with no desired or potential greenbelt opportunity.

Signature of Applicant or Contact Person (required) : Kelly Elkins

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.

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September 9, 2024

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Subject Tract

Zoning

10

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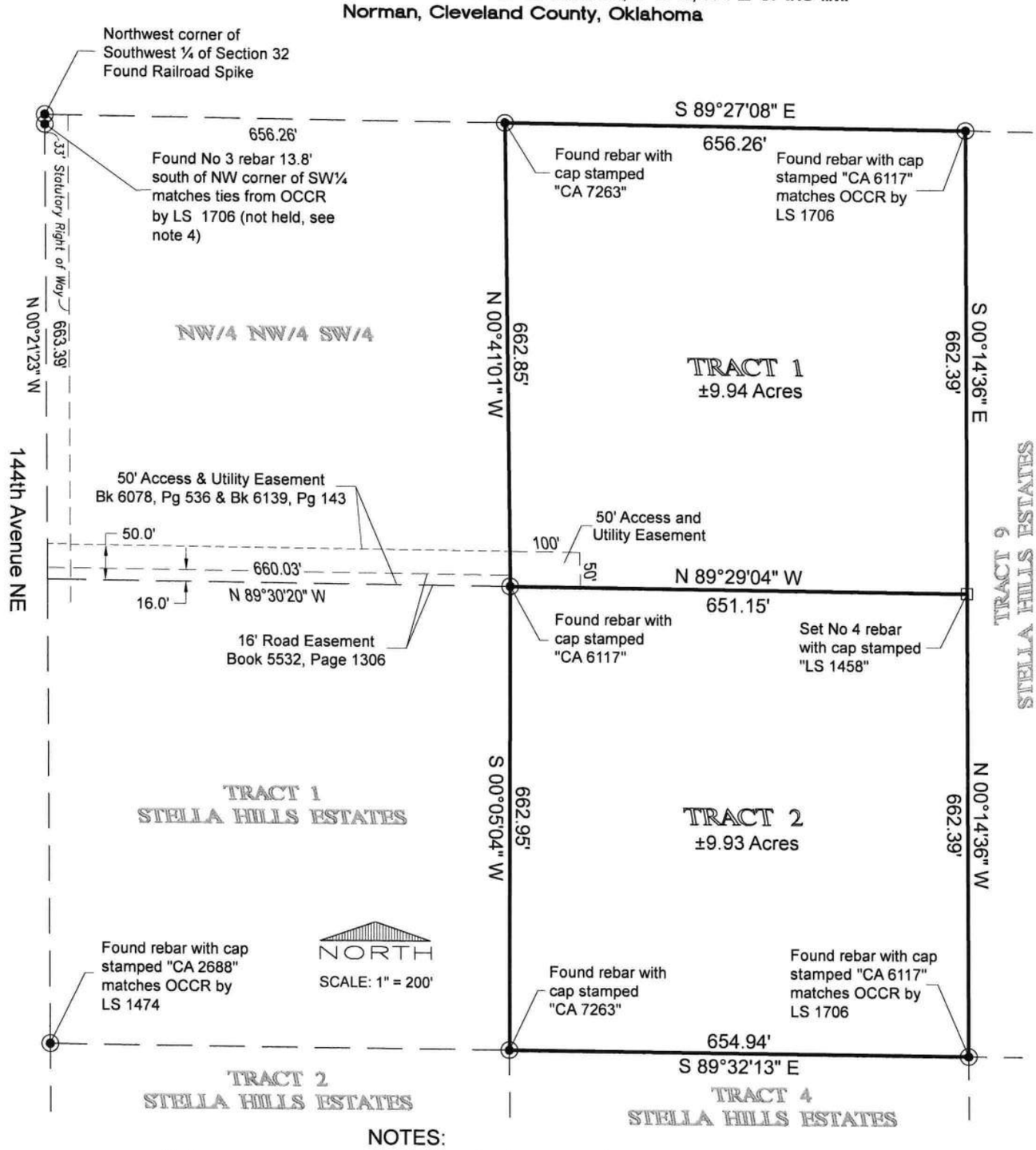
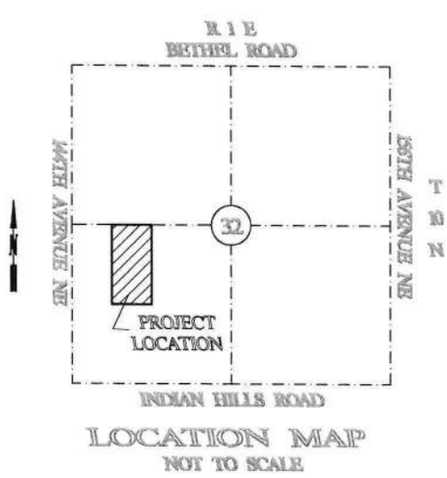
Filkins Ridge

Norman Rural Certificate of Survey

Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma





NOTES:

1. This survey has been prepared to create a "Norman Rural Certificate of Survey" to be known as "Filkins Ridge". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec. 19-606.

2. Bearing for this survey are based on the west line of the southwest quarter being assumed to bear North 00°21'23" West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES, as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

3. This development lies beyond the City's water supply and is at risk of wildland fires. It is recommended that the development adhere to NFPA1144-2208. Reducing Structure Ignition Hazards from Wildland Fires.

4. Found railroad spike was held at the northwest corner of the southwest quarter instead of the no 3 rebar that matched the OCCR by LS 1706 due to multiple recorded surveys in southwest quarter matching to the railroad spike. The railroad spike also fit well to a split for the west section line, while the no 3 rebar did not. A new OCCR will be filed on the spike.

5. This survey was prepared using title commitment provided by Legacy Title of Oklahoma, LLC, commitment number 2024-1500-OK-C, and dated March 28, 2024.

Job No. 48910	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 4/24/2024		1 of 3
Revised:		

Filkins Ridge
Norman Rural Certificate of Survey
Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma

LEGAL DESCRIPTION: (Parent Tract)
The East Half of the Northwest Quarter of the Southwest Quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (10) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

LEGAL DESCRIPTION: (Tract 1)
A parcel of land being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4, said point also being the Point of Beginning.

Thence continuing South 89°27'08" East, along the north line of said E/2 NW/4 SW/4, a distance of 656.26 feet to the northeast corner of said E/2 NW/4 SW/4; Thence South 00°14'36" East, along the east line of said E/2 NW/4 SW/4, a distance of 662.39 feet; Thence North 89°29'04" West, a distance of 651.15 feet to the northeast corner of Tract 1 of Stella Hills Estates, a Norman Rural Certificate of Survey recorded at Book 5986, Page 229 in the Cleveland County Clerk and Recorders Offices; Thence North 00°41'01" West a distance of 662.85 feet to the Point of Beginning. Containing 9.94 acres, more or less.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

LEGAL DESCRIPTION: (Tract 2)
A parcel of land being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4; Thence South 00°41'01" East, a distance of 662.85 feet to the northeast corner of Tract 1 of Stella Hills Estates, a Norman Rural Certificate of Survey recorded at Book 5986, Page 229 in the Cleveland County Clerk and Recorders offices, said point also being the Point of Beginning.

Thence South 00°05'04" West, a distance of 662.95 feet to the southwest corner of said E/2 NW/4 SW/4; Thence South 89°32'13" East, a distance of 654.94 feet to the southeast corner of said E/2 NW/4 SW/4; Thence North 00°14'36" West, along the east line of said E/2 NW/4 SW/4, a distance of 662.39 feet; Thence North 89°29'04" West, a distance of 651.15 feet to the Point of Beginning. Containing 9.93 acres, more or less.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

LEGAL DESCRIPTION: (Access and Utility Easement)
A Fifty foot wide Access and Utility Easement being a part of the East half of the Northwest quarter of the Southwest quarter (E/2 NW/4 SW/4) of Section Thirty-two (32) Township Ten (1) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of the Southwest quarter (SW/4) of said Section 32; Thence South 89°27'08" East, along the north line of said SW/4, a distance of 656.26 feet to the northwest corner of said E/2 NW/4 SW/4; Thence South 00°41'01" East, a distance of 612.85 feet to the Point of Beginning.

Thence continuing South 00°41'01" East, a distance of 50.00 feet; Thence South 89°29'04" East, a distance of 100.00 feet; Thence North 00°41'01" West, a distance of 50.00 feet; Thence North 89°29'04" West, a distance of 100.00 feet to the Point of Beginning.

This legal description was prepared by Greg P. Skinner, Oklahoma PLS 1458 on 4/30/2024 and has a basis of bearings hold the west line of the southwest quarter of Section 32, T10N, R1E as bearings North 00°21'23 West as shown on the Norman Rural Certificate of Survey of STELLA HILLS ESTATES as recorded in the Cleveland County Clerk and Recorders offices at Book 5986, Page 229.

CERTIFICATION:
I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Rural Certificate of Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Licensure for Professional Engineers and Land Surveyors.

5/1/2024

Greg P. Skinner Date
Oklahoma L.S. 1458

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG P. SKINNER
1458
OKLAHOMA

Job No. 48910	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	Sheet No:
Field Date: 4/24/2024		2 of 3
Revised:		

Filkins Ridge

Norman Rural Certificate of Survey

Part of the Southwest Quarter of Section 32, T 10 N, R 1 E of the I.M.
Norman, Cleveland County, Oklahoma

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.

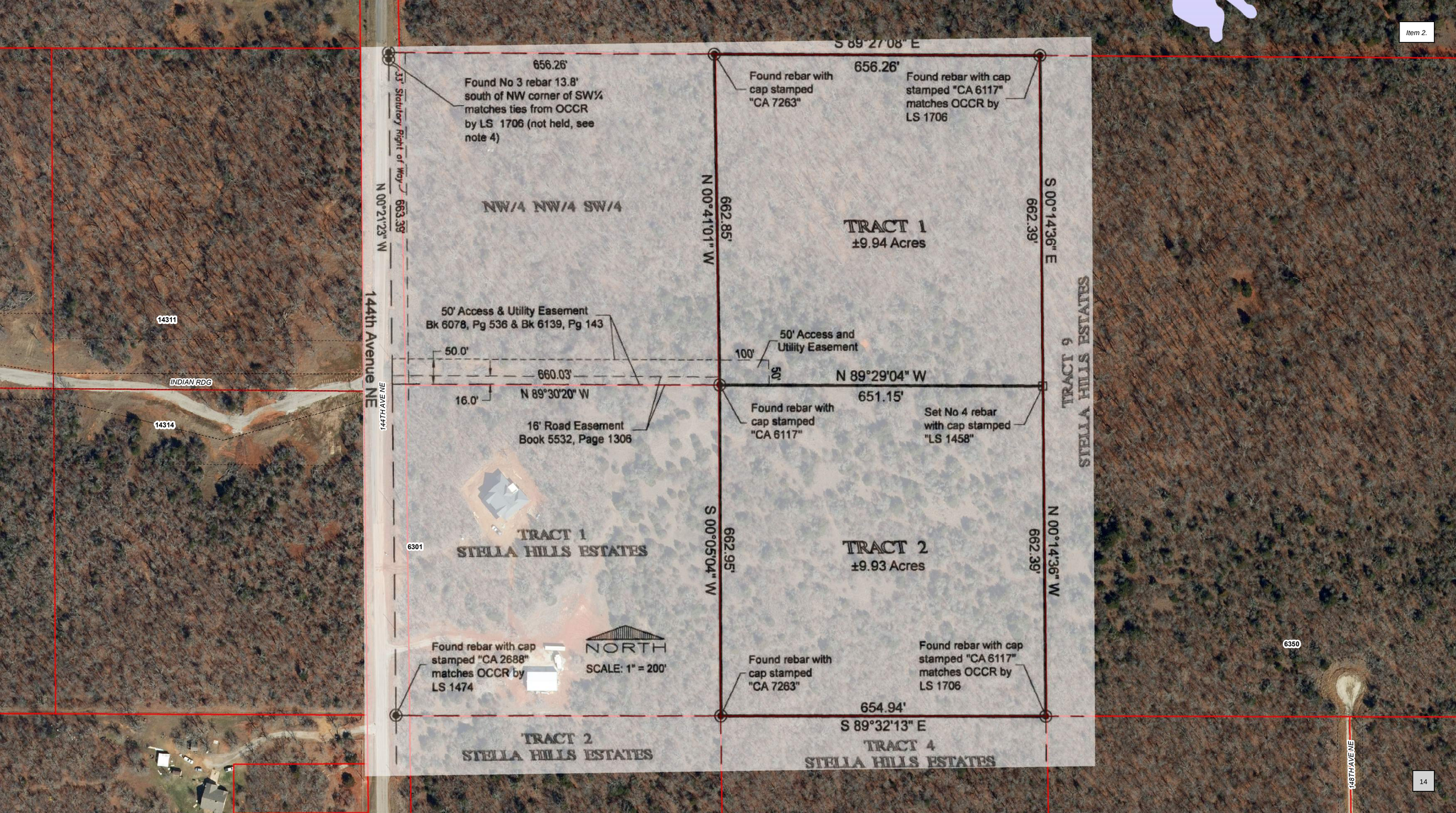
_____
City Clerk

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. 48910	Greg P. Skinner, PLS	Sheet No:
Field Date: 4/24/2024	11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161	3 of 3
Revised:		


S 89°27'08" E
656.26'
656.26'
Found No 3 rebar 13.8' south of NW corner of SW¼ matches ties from OCCR by LS 1706 (not held, see note 4)
Found rebar with cap stamped "CA 7263"
Found rebar with cap stamped "CA 6117" matches OCCR by LS 1706
33' Statutory Right of Way
N 00°21'23" W
663.39'
NW/4 NW/4 SW/4
N 00°41'01" W
662.85'
TRACT 1
±9.94 Acres
S 00°14'36" E
662.39'
STELLA HILLS ESTATES
TRACT 9
144th Avenue NE
144TH AVE NE
50' Access & Utility Easement
Bk 6078, Pg 536 & Bk 6139, Pg 143
50.0'
660.03'
16.0'
N 89°30'20" W
100'
50'
50' Access and Utility Easement
N 89°29'04" W
651.15'
16' Road Easement
Book 5532, Page 1306
Found rebar with cap stamped "CA 6117"
Set No 4 rebar with cap stamped "LS 1458"
TRACT 1
STELLA HILLS ESTATES
S 00°05'04" W
662.95'
TRACT 2
±9.93 Acres
N 00°14'36" W
662.39'
Found rebar with cap stamped "CA 2688" matches OCCR by LS 1474
NORTH
SCALE: 1" = 200'
Found rebar with cap stamped "CA 7263"
Found rebar with cap stamped "CA 6117" matches OCCR by LS 1706
654.94'
S 89°32'13" E
TRACT 2
STELLA HILLS ESTATES
TRACT 4
STELLA HILLS ESTATES
14311
INDIAN RDG
14314
6301
6350
148TH AVE NE

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/17/2024

REQUESTER: Royce Enterprises, Inc., and Sooner Investment Development Co.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF NO GREENBELT OPPORTUNITY FOR GBC 24-19, ARMSTRONG BANK CONSOLIDATION PROJECT.

APPLICANT: Royce Enterprises Inc. and Sooner Investment Development Company

LOCATION: South of the SW Corner of 24th Ave SE and Cedar Lane

PROPOSAL: Preliminary plat of approximately 40 acres to facilitate commercial retail development on the property.

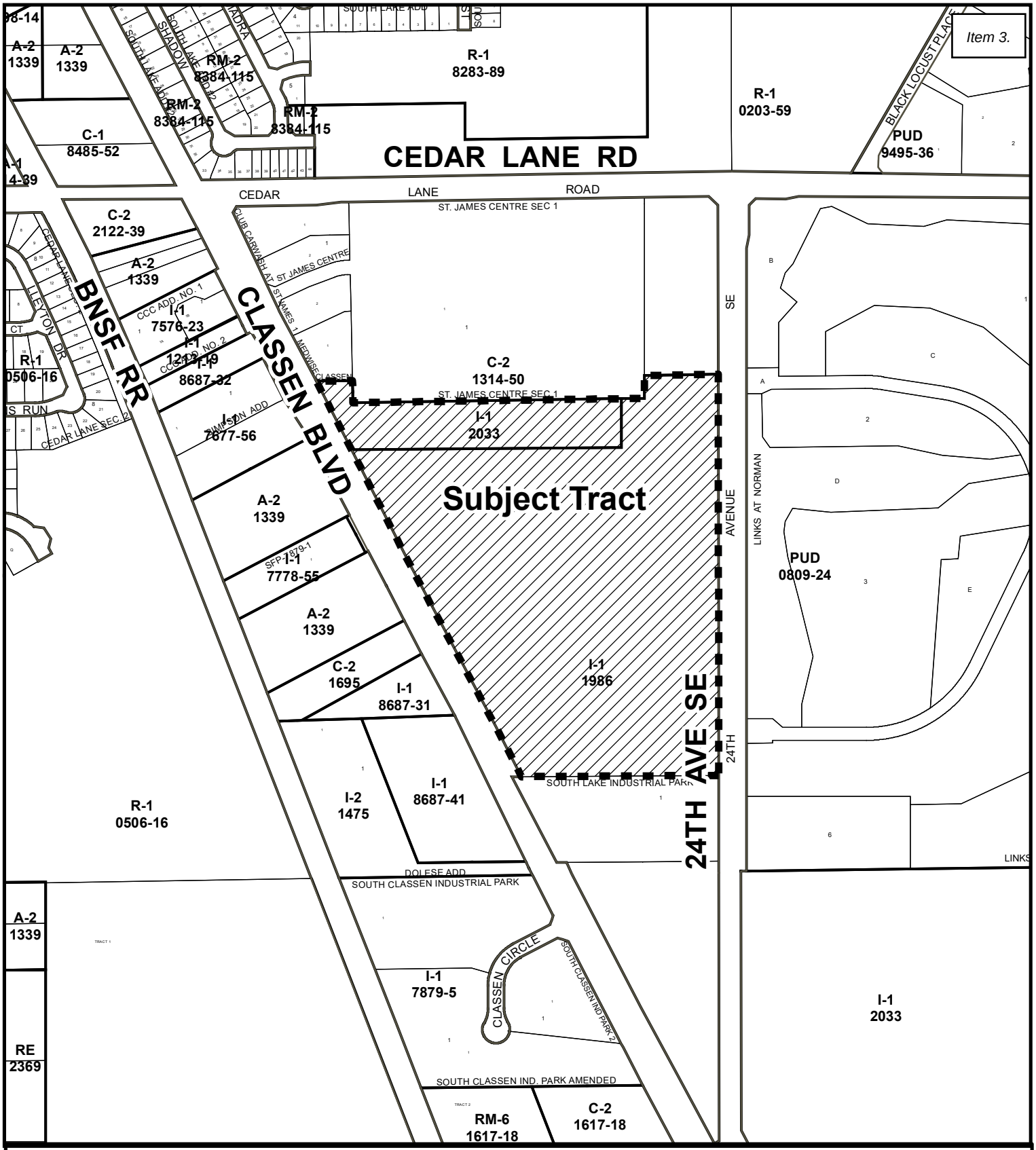
SYNOPSIS: The applicant submitted a preliminary plat and rezoning application to amend the PUD, for property located south of the SW corner of 24th Ave. SE and Cedar Lane. The applicant is proposing a commercial retail development on the property.

DISCUSSION: This general area is zoned I-1, Light Industrial District, with pockets of C-2, General Commercial District, and A-2, Rural Agricultural District, mixed in the area. There is also a large multi-family PUD immediately to the East across 24th Ave. SE. The area is a mixture of residential, commercial, industrial and office uses with some vacant parcels. No portions of the subject location are in the 100-year floodplain. However, parts of the property are in, or in close proximity to, the Water Quality Protection Zone (WQPZ).

This section of 24th Ave. SE is designated as a minor urban arterial in the Comprehensive Transportation Plan. This roadway requires a 5-foot sidewalk for new projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan proposes trails by the developer along the subject parcel's frontage. No sidewalks currently exist on the Eastern edge of the property along 24th Ave. SE, however the site plans indicate they will be constructed as part of the proposed project.

The Greenbelt Enhancement Statement, platting application, and location map are attached.

RECOMMENDATION: Staff places this item on the consent docket for the September 17, 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.

N W E S

May 3, 2023

0 250 500 Ft.

Subject Tract

Zoning

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GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Royce Enterprises, Inc. & Sooner Investment Dev Co. Date: 9/3/2024

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

Name of Development Armstrong Bank Consolidation Project Area (Acres) Approx. 40.41

General Location South of E Cedar Lane and East of Classen Blvd.

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

Type of Proposal (please check all that apply)

a. **This is a:** Land Use Plan Amendment ☐; Preliminary Plat ☑; Rural Certificate of Survey ☐.
b. Proposed **Land Use**: Residential____ Commercial x Industrial____ Other_____

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 2-330.

   The applicant intends to facilitate a retail development in accordance with the PUD criteria

2. Does your proposed development or project incorporate open space(s)?
   Yes x ___ No ____
   Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	_____ Yes	x____ No	_____Public	_____Private
Open Space:	x____ Yes	_____ No	_____Public	x____Private
Detention Pond:	x____ Yes	_____ No	_____Public	x____Private
Parking Lot Landscape:	x____ Yes	_____ No	_____Public	x____Private
Floodplain/Creek:	_____ Yes	x____ No	_____Public	_____Private

   Other _____

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

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

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

   Other_____

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.)

   Walmart is located to the North. Songbird Park is located to the West. The Links Golf Course is to

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (**If** there is **no** such connectivity please **state** such.)

   Sidewalks will be installed where required by City Ordinance, as shown on the Site Plan

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

   ___Storm water channels
   ___Detention ponds
   ___Floodplains
   ___Stream bank/Riparian corridors
   ___Utility Easements
   ___Abandoned/Active RR corridors
   ___Other_____

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

   Open Space will be privately owned and maintained, unless otherwise shown on the final plats

7. **Please review the statements below and indicated in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

   In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

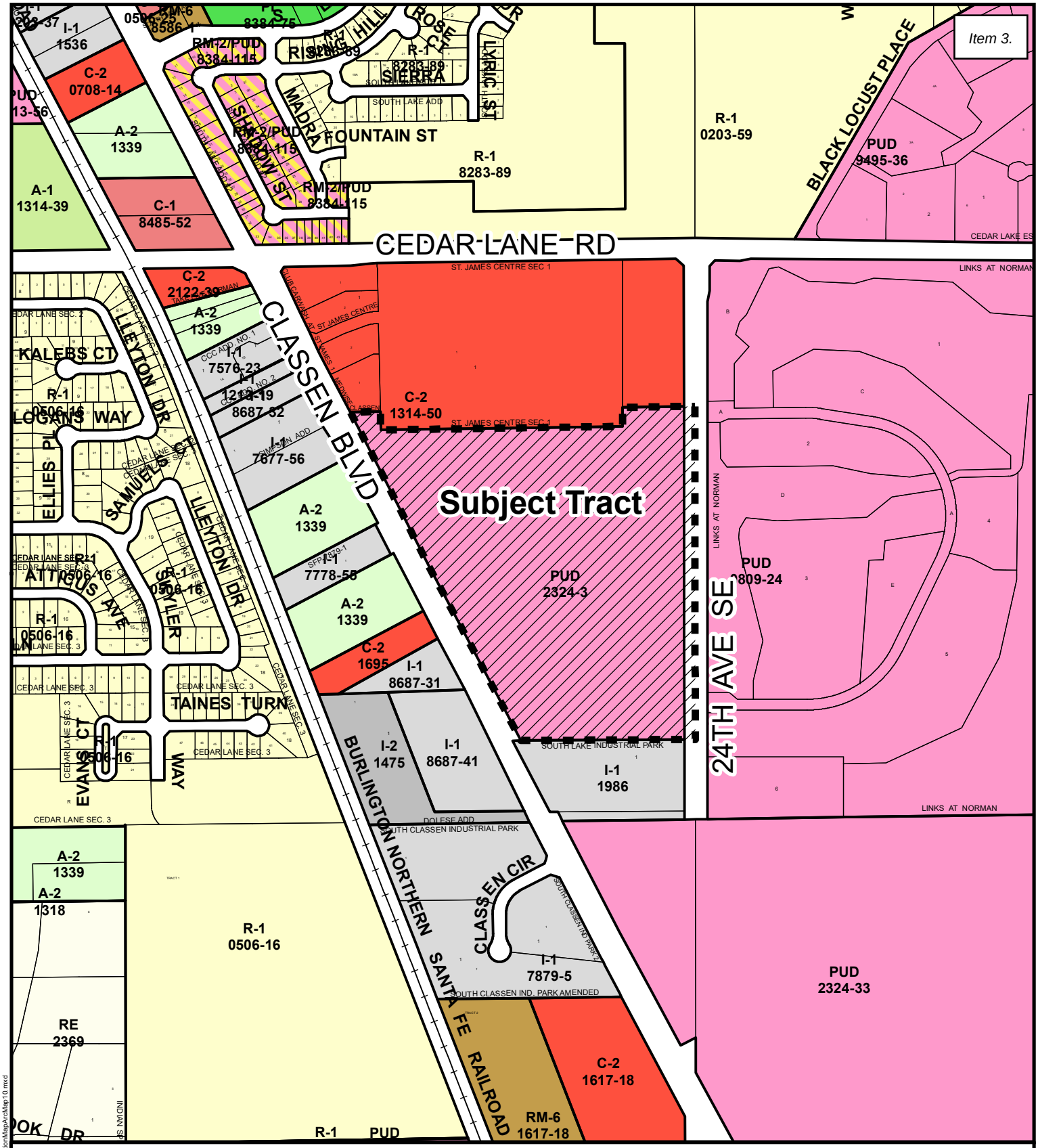
   y (a) Portions of the Greenbelt System are accessible to the general public.
   y (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
   x (c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.

y (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
y (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
x (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
x (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
x (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plans, shrubs and trees.
x (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
x (j) Permeable ground surfaces have been preserved to the extent possible.
y (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
x (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.
x (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
x (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
x (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
x (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
x (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.
x (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.
x (s) Riparian buffers are incorporated into the Greenbelt System.
y (t) The commercial developments have provided for pedestrian access.
x (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.
x (v) Cluster development has been utilized as a means to develop the Greenbelt System.
x (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

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

Signature of Applicant or Contact Person (required) : _____

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



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.

N W E S

September 4, 2024

0 300 600 Ft.

Subject Tract

Zoning

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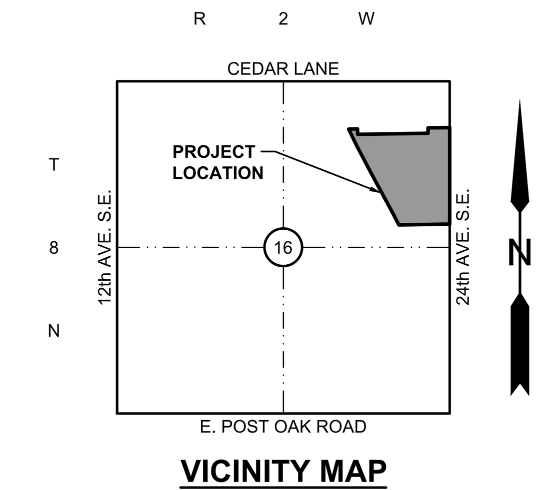
ARMSTRONG AVE.
CA "C", PRIVATE STREET, U/E & D/E (1.22 AC.)
BANK ST.
CA "D", PRIVATE STREET, U/E & D/E (1.47 AC.)
CLASSEN BLVD. (STATE HIGHWAY 9)
ZONED: I-1 INDUSTRIAL
ZONED: A-2 RURAL AGRICULTURAL
ZONED: C-2 GENERAL COMMERIAL
ZONED: PUD MULTI FAMILY
LOT 1 96,269 S.F. 2.21 AC.
LOT 2 53,908 S.F. 1.24 AC.
LOT 3 256,097 S.F. 5.88 AC.
LOT 4 EAST DETENTION AREA
LOT 4 539,408 S.F. 12.38 AC.
LOT 5 164,778 S.F. 3.78 AC.
LOT 6 19,024 S.F. 0.44 AC.
LOT 7 22,003 S.F. 0.51 AC.
LOT 8 33,906 S.F. 0.78 AC.
LOT 9 76,451 S.F. 1.76 AC.
LOT 10 55,446 S.F. 1.27 AC.
LOT 11 52,608 S.F. 1.21 AC.
LOT 12 BANK PARCEL 75,212 S.F. 1.73 AC.
STORMWATER DETENTION NORTH-SYSTEM COMMON AREA "B" 1.36 AC.
STORMWATER DETENTION SOUTH-SYSTEM COMMON AREA "A" 1.43 AC.
AREA RESERVED FOR POTENTIAL LARGER BUILDING & PARKING AREA
EXISTING DETENTION POND
N 89°08'14" E 342.10'
S 01°12'49" E 85.00'
N 00°00'54" E 1532.90'
S 00°00'54" E 1532.90'
N 89°06'09" W 805.91'
N 89°59'06" E 239.43'
N 76°33'26" E 303.92'
N 76°33'26" E 447.15'
N 76°33'26" E 142.60'
N 76°33'26" E 309.90'
N 76°33'26" E 337.00'
N 76°33'26" E 359.95'
N 76°33'26" E 47.41'
N 25°12'33" W 1204.47'
N 25°12'33" W 1176.19'
N 25°12'33" W 1176.19'
N 25°12'33" W 1176.19

Item 3.

PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK CONSOLIDATION PROJECT
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E./4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
NOT TO SCALE

LOT SUMMARY

LOT 1 - OUTPARCEL	±2.21 ACRES
LOT 2 - OUTPARCEL	±1.24 ACRES
LOT 3 - BLDG. B	±5.88 ACRES
LOT 4 - BLDG. A	±12.38 ACRES
LOT 5 - BLDG C	±3.78 ACRES
LOT 6 - OFFICE	±0.44 ACRES
LOT 7 - OFFICE	±0.51 ACRES
LOT 8 - OFFICE	±0.78 ACRES
LOT 9 - RETAIL	±1.76 ACRES
LOT 10 - RETAIL	±1.27 ACRES
LOT 11 - RETAIL	±1.21 ACRES
LOT 12 - BANK PARCEL	±1.73 ACRES
CA "A" - DETENTION POND	±1.43 ACRES
CA "B" - DETENTION POND	±1.36 ACRES
CA "C" - COMMON ACCESS	±1.22 ACRES
CA "D" - COMMON ACCESS	±1.47 ACRES
24TH AVE S.E. ROW AREA	±1.76 ACRES
TOTAL PROPERTY AREA	±40.41 ACRES

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
→	PROPOSED SURFACE FLOW

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
7. EXISTING ZONING IS I-1, LIGHT INDUSTRIAL DISTRICT; WITH A PROPOSED CHANGE TO PUD.
8. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

BLDG A PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED BY OPERATOR	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
A	128,660 S.F. AT (4 / 1,000)	515	455	50	505
ACCESSIBLE SPACES:		10	10	-	10
COMPACT SPACES:		0	0	-	0
BICYCLE SPACES/ BIKE RACKS:		27	27	-	27
(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)					

BLDG B PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
B	64,370 S.F. AT (4 / 1,000)	258	255	-	255
ACCESSIBLE SPACES:		6	10	-	10
COMPACT SPACES:		0	0	-	0
BICYCLE SPACES/ BIKE RACKS:		13	13	-	13
(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)					

BLDG C PARKING SUMMARY

BLDG	BLDG. USE & PARKING CALCULATIONS	PARKING RECOMMENDED BY CODE	FRONT PARKING	SIDE PARKING	TOTAL PARKING PROVIDED
C	36,000 S.F. AT (4 / 1,000)	144	136	15	151
ACCESSIBLE SPACES:		6	6	-	6
COMPACT SPACES:		0	0	-	0
BICYCLE SPACES/ BIKE RACKS:		9	9	-	9
(NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)					

CURVE TABLE

CURVE NO.	IC	RADIUS	LENGTH	TANGENT	CHORD BEARING	CURVE LENGTH
C1	61°34'22"	400.00'	429.86'	238.32'	S 59°13'43" E	409.47'
C2	76°29'57"	31.26'	41.74'	24.64'	S 51°45'55" E	38.70'
C3	86°19'04"	35.00'	52.73'	32.82'	N 43°08'38" E	47.88'

OWNER / DEVELOPER

ROYCE ENTERPRISES, INCORPORATED
12910 PIERCE STREET, SUITE 110
OMAHA, NE 68144

SOONER INVESTMENT DEV CO, LLC
2301 W. I-44 SERVICE RD., STE. 100
OKLAHOMA CITY, OK 73112

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

60' 0 30' 60' 120'
SCALE: 1" = 60'

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NOT VALID FOR CONSTRUCTION
PRELIMINARY NOT FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

ARMSTRONG BANK PROPERTY DEVELOPMENT AMENDED

CEDAR LANE & 24th AVE. S.E. NORMAN, CLEVELAND COUNTY OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 464 EXP 6/30/2025

No.	Revision	By	Date

PROJECT NO.: 6523.00
DATE: 08/21/24
SCALE: 1" = 60'
DRAWN BY: RWC
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO.
PSD-01

N:\DWGS\6523.00 – ARMSTRONG BANK – NORMAN\6523.20 – SOONER\PRELIMINARY PLANS\6523 20 PRELIMINARY SITE DEVELOPMENT PLAN 01.DWG
Plotted by: Terry Haynes @ 8/20/2024 8:42 AM