

CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room B, 225 N. Webster Avenue, Norman, OK 73069 Tuesday, July 18, 2023 at 5:30 PM

AGENDA

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

- A. Call to Order
- B. Roll Call
- C. Approval of the June 20, 2023 Greenbelt Commission Minutes
 - 1. June 20, 2023 Greenbelt Commission Minutes

D. Review of the Greenbelt Enhancement Statement - CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 23-15, GBC 23-16, GBC 23-17, and GBC 23-18 be placed on the consent docket with a Finding of No Greenbelt Opportunity.

2. GBC 23-15

APPLICANT Alliance Development Group. L.L.C.

LOCATION East of 48th Ave. N.W., South of W. Indian Hills Rd.,

North of Franklin Rd., West of 36th Ave. N.W.

PROPOSAL Preliminary Plat for Bridgeview at Carrington;

NORMAN 2025 Land Use Plan Amendment for a portion of the property from Low Density Residential to Commercial and from Future Urban Service Area to

Current Urban Service Area

NORMAN 2025 LAND USE Current: Commercial, High Density Residential,

Low Density Residential, and Medium Density

Residential

Proposed: Commercial, High Density Residential, Low Density Residential, and Medium Density

Residential

3. GBC 23-16

APPLICANT Shaz Investments, L.L.C.

LOCATION South of E. Indian Hills Rd. and West of 12th Ave. S.E.

PROPOSAL Preliminary Plat for Indian Hills Market; NORMAN 2025

Land Use Plan Amendment from Country Residential to Commercial and removal from Special Planning

Area 6 (Community Separator)

NORMAN 2025 LAND USE Current: Country Residential with Special

Planning Area 6 (Community Separator)

Proposed: Commercial

4. GBC 23-17

APPLICANT Shaz Investment Group, L.L.C.

LOCATION South of E Indian Hills Rd. and East of 12th Ave. S.E.

PROPOSAL Preliminary Plat for Shoppes at Indian Hills; NORMAN

2025 Land Use Plan Amendment from Country

Residential to Commercial and removal from Special

Planning Area 6 (Community Separator)

NORMAN 2025 LAND USE Current: Country Residential with Special

Planning Area 6 (Community Separator)

Proposed: Commercial

5. GBC 23-18

APPLICANT City of Norman

LOCATION 718 N. Porter Ave.

PROPOSAL 2025 Land Use Amendment from Commercial and

Office to Institutional

NORMAN 2025 LAND USE Current: Office and Commercial

Proposed: Institutional

F. Miscellaneous Comments

G. Adjournment





CITY OF NORMAN, O'K GREENBELT COMMISSION

Development Center, Conference Room B, 225 N. Webster Avenue, Norman, OK 73069 Tuesday, June 20, 2023 at 5:30 PM

MINUTES

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

A. Call to Order

Chair George Dotson called this meeting to order at 5:30pm.

B. Roll Call

PRESENT

Commissioner Andrew Hewlett
Commissioner - Chair George Dotson
Commissioner Kristina Wyckoff
Commissioner Marguerite Larson
Commissioner - Vice Chair Mark Nanny
Commissioner Zach DuFran

ABSENT

Commissioner Rachel Wyatt-Swanson Commissioner Richard Bornhauser

STAFF PRESENT

Lora Hoggatt, Planning Services Manager Zach Abell, Planner I Whitney Kline, Admin III Amanda Stevens, Development Center Coordinator Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Gunner Joyce, Rieger Law Group, PLLC David Box, Williams, Box, Forshee & Bullard, P.C. Julie Warren, 2951 Black Locust Ct. Norman, OK Les White, 3340 W. Main St. Norman, OK

C. Approval of the April 18, 2023 Greenbelt Commission Minutes

1. April 18, 2023 Greenbelt Commission Minutes

Motion by Mark Nanny for approval of the April 18, 2023 Greenbelt Commission Minutes; **Second** by Zach DuFran.

The motion was passed unanimously, with no objection.

D. Review of the Greenbelt Enhancement Statement - CONSENT DOCKET

2. **GBC 23-11**

APPLICANT Williams, Box, Forshee, & Bullard, P.C.

LOCATION SW Corner of 48th Ave. NW and Franklin Rd.

PROPOSAL Certificate of Survey to build an electric

substation on the property (COS – Normal

Hills)

NORMAN 2025 LAND USE Current: Very Low-Density Residential

Proposed: Industrial

3. **GBC 23-12**

APPLICANT Cimarron Precious Metals, Inc.

LOCATION 1001 N. University Boulevard

PROPOSAL NORMAN 2025 Land Use Plan Amendment

to remove Special Planning Area 3

designation; Rezone from Light Industrial (I-1)

to a Simple Planned Unit Development

(SPUD).

NORMAN 2025 LAND USE Current: Commercial with SPA-3

Proposed: Removal of SPA-3, keeping

Commercial Designation

4. **GBC 23-13**

APPLICANT West Franklin Holding Company, LLC

LOCATION West of 48th Ave. NW, South of Franklin Rd,

and North of W. Tecumseh Rd.

PROPOSAL Preliminary Plat for Red Sky Ranch, a

Planned Unit Development for 26.2 acres;

Item 1.

Rezone approximately 26.2 acres from A-2, Rural Agricultural District to PUD, Planned

Unit Development.

NORMAN 2025 LAND USE Current: Very Low Density Residential and

Floodplain

Proposed: No change

Motion by Kristina Wyckoff to open for discussion; **Second** by Andrew Hewlett.

Commission Discussion:

- Commissioners discussed item GBC 23-12, Cimarron Precious Metals, making sure it was going to have sidewalks
- Jack Burdett mentioned that they can be required if they are shown on the SPUD site plan. The applicant did not have them on the site plan at this time.
- Commissioners wanted to recommend a sidewalk on the southern side of the building.
- Commissioners discussed item GBC 23-13, Red Sky Ranch, making sure it was going to have sidewalks.
- Gunner Joyce, Applicant Representative, discussed in the previous stage of Red Sky Ranch they proposed sidewalks and they will add to those as the next stage is built.

Motion by Kristina Wyckoff to pass the consent docket without any further comments; **Second** by Zach DuFran.

The motion was passed unanimously, with no objections.

E. Review of the Greenbelt Enhancement Statement - NON- CONSENT DOCKET

5. **GBC 23-09**

APPLICANT Henry and Maxine Mappes Trust

LOCATION 3907 E. Franklin Rd.

PROPOSAL Mappes Estates Rural Certificate of Survey

NORMAN 2025 LAND USE Current: Country Residential, SPA-6

Community Separator

Proposed: No change

Commission Discussion:

- Commission discussed that this item has some areas in the floodplain and WQPZ.
- Jack Burdett clarified that the trail easement is already on the COS.

Motion by Kristina Wyckoff to approve this item as there are no other trail opportunities; **Second** by Andrew Hewlett.

The motion was passed unanimously, with no objections.

6. **GBC 23-10**

APPLICANT Simple Storage, L.L.C.

LOCATION 24th Ave SE and E Imhoff Rd.

PROPOSAL Preliminary plat to create two C-2, General

Commercial District lots

NORMAN 2025 LAND USE Current: Commercial

Proposed: No change

Commission Discussion:

Commission had no comments regarding this item.

Motion by Mark Nanny to approve this item as there are no trail opportunities; **Second** by Kristina Wyckoff.

The motion was passed unanimously, with no objections.

7. **GBC 23-14**

APPLICANT Armstrong Bank

LOCATION South of the SW Corner of 24th Ave SE and

Cedar Lane (Special Planning Area 7)

PROPOSAL Rezoning the existing I-1, Light Industrial

District, into a PUD, Planned Unit

Development District, to facilitate a mixed-use

development of commercial, office, senior

living, and multifamily uses.

NORMAN 2025 LAND USE Current: Mixed Use, Urban Service Area,

SPA-7

Proposed: Mixed-Use, Urban Service Area

Commission Discussion:

- Gunner Joyce, Applicant Representative, explained that this application will be a PUD again.
- Commission discussed that there are no trail opportunities.
- Neighbors, Julie Warren & Les White, expressed their concern of how this development will interfere the traffic over in that area.

Motion by Zach DuFran to approve this item as there are no trail opportunities; **Second** by Kristina Wyckoff.

The motion to was passed 5-1. Commissioner Larson voting against.

F. Miscellaneous Comments

G Adjournment

- Commissioner DuFran asked about the couple of commissioners who have missed a lot and if they are still able to be on the Commission.
- Whitney Kline explained that she is keeping track of attendance.
- Lora Hoggatt read an email to the commissioners from the Planning Director, Jane Hudson. She explained that Article 21 is still with legal and that we will work on getting it back on the Greenbelt agenda.
- Commissioners expressed their wish to have more interaction with developers to discuss Greenbelt opportunities and goals.

The meeting was adjourned at 6:18 p	.m.
Passed and approved this d	ay of 2023.
George Dotson. Chair	

GREENBELT COMMISSION July 18, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-15

STAFF REPORT

GENERAL INFORMATION

APPLICANT Alliance Development Group. L.L.C.

LOCATION East of 48th Ave. N.W., South of W. Indian Hills

Rd., North of Franklin Rd., West of 36th Ave. N.W.

PROPOSAL Preliminary Plat for Bridgeview at Carrington;

NORMAN 2025 Land Use Plan Amendment for a portion of the property from Low Density Residential to Commercial and from Future Urban Service Area to Current Urban Service

Area

NORMAN 2025 LAND USE Current: Commercial, High Density

Residential, Low Density

Residential, and Medium Density

Residential

Proposed: Commercial, High Density

Residential, Low Density

Residential, and Medium Density

Residential

LAND USE Current: Vacant

Proposed: Single-Family Residential,

Commercial, Senior Living Facility, School, Multifamily Residential

North: Agricultural/Vacant
West: Agricultural/Vacant
South: Single-Family Residential
East: Single-Family Residential

ZONING Current: PUD, Planned Unit Development

Proposed: Revised PUD, Planned Unit

Development

North: PUD, Planned Unit Development,

R-1, Single-Family Residential, and

C-2, General Commercial

West: A-2, Rural Agricultural District

South: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District,

A-2, Rural Agricultural District, and

RE, Residential Estate District

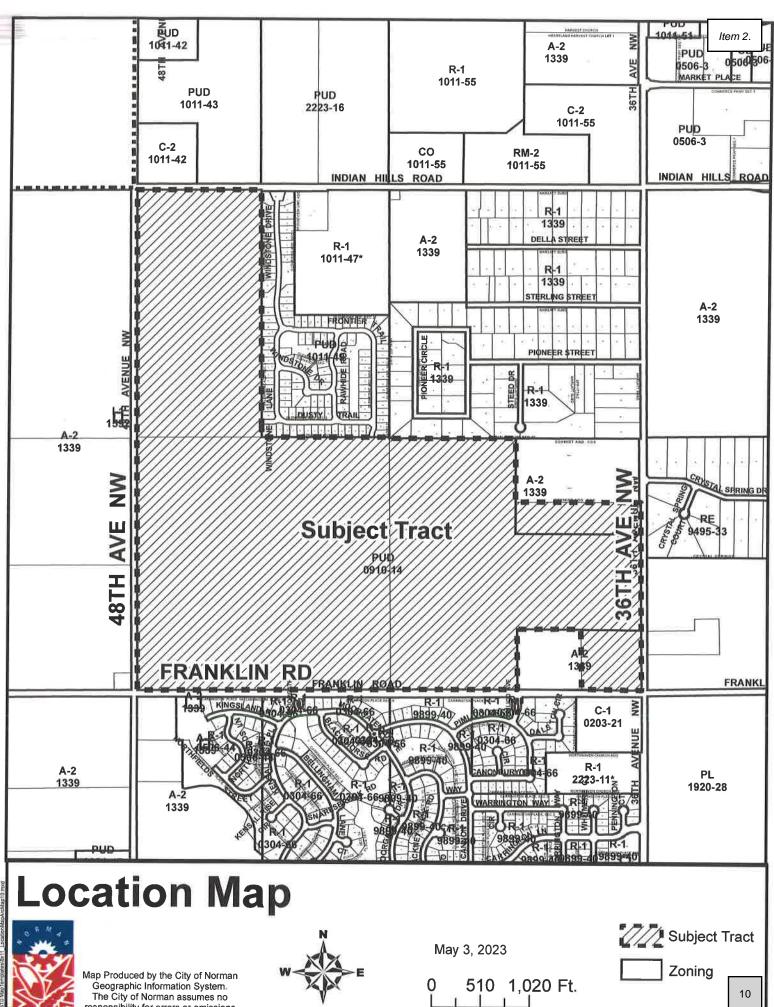
SYNOPSIS: The applicant submitted a preliminary plat and NORMAN 2025 Land Use Plan amendment from Low Density Residential to Commercial for approximately 350 acres of property located East of 48th Ave. N.W., South of Indian Hills Rd., North of Franklin Rd., West of 36th Ave. N.W.. The applicant is proposing a development containing single-family residential, commercial, office, a senior living facility, a school, and multifamily residential uses. The subject property was previously platted and zoned as the J&J development. The applicant has since acquired more parcels and is doing a new plat and PUD.

ANALYSIS: The zoning in this area is comprised of PUDs, R-1, Single-Family Dwelling District, and A-2, Rural Agricultural District. The area is a mixture of residential and agricultural uses, with some vacant parcels.

48th Ave. N.W. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This roadway requires a 5' sidewalk for future projects per the Comprehensive Transportation Plan, which the applicant is providing. Additionally, the Greenway Master Plan proposes trails by the developer along a stream corridor within the subject parcel; the applicant is proposing sidewalks within the subdivision that would effectively act as this trail.

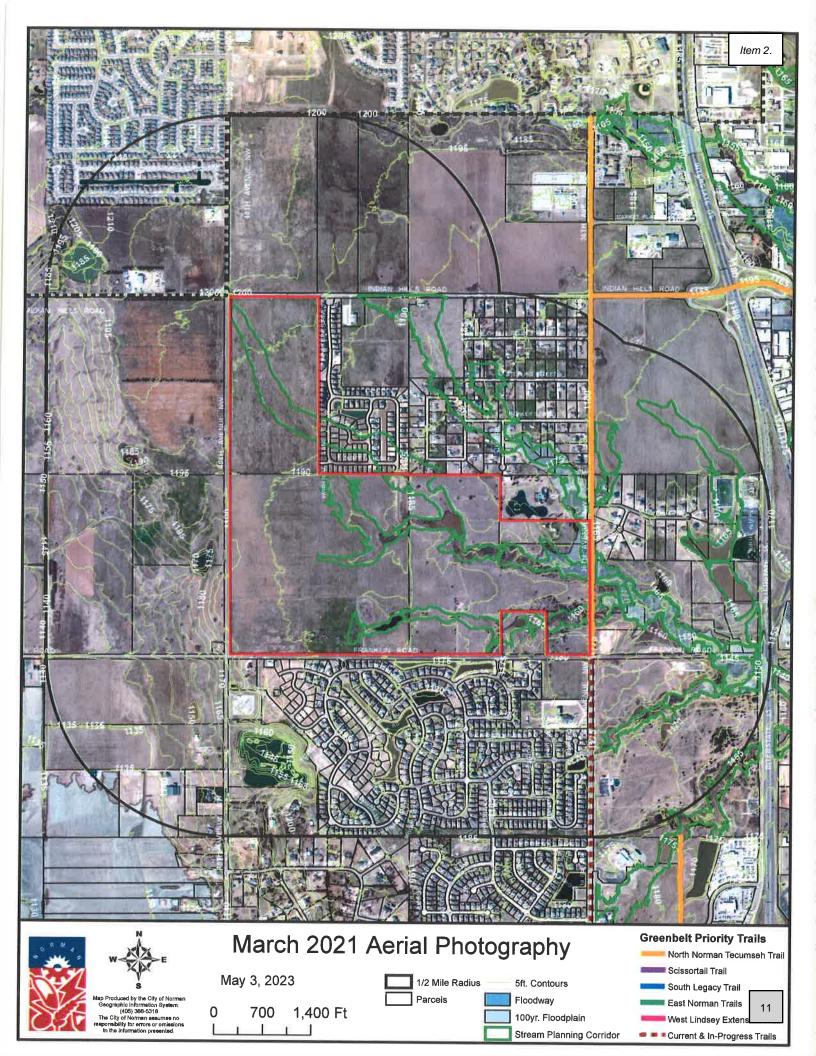
The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, preliminary plat, and location map are attached.

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



responsibility for errors or omissions in the information presented.





Application for Amendment of the NORMAN 2025 LAND USE AND TRANSPORTATION PLAN Case No. R-

Item 2.

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

		T	
APPLICANT(S)		ADDRESS OF APPLICANT	IC Attornov for Applicant
Alliance Development Group, LLC		136 Thompson Drive	LC, Attorney for Applicant
		Norman, OK 73069	
NAME AND PHONE NUME	BER OF CONTACT PERSON(S)	TYPE OF AMENDMENT(S):	
	orney for Applicant 405-310-5274	☐ Growth Area Designation	n
EMAIL: gjoyce@riege	rlawgroup.com	✓ Land Use Plan ☐ Transportation Plan	
3, 7, 0, 3			
LOCATION AND EXTE	NT OF AMENDMENT(S): The NW cor	ner of 36th Ave NW and F	ranklin Road
SIZE OF PROJECT AREA:	Approx. 10.02 acres		
PRESENT DESIGNATIO Growth Areas:			
Land Use:	Low Density Residential		
Streets:			
Other:			
REQUEST TO BE CHAN	NGED TO: Commercial		
JUSTIFICATION FOR A evidence which would supp	MENDMENT (Include any change of condition the change.):	ons, appropriate NORMAN 2025 PLAN	N Policy Statements, and any other
The Applicant seeks	s to amend the NORMAN 2025 Land	d Use Designation for this co	rner in order to facilitate
a commercial deve	lopment that provides additional	services to the area. This	tract is being incorporated
into the overall ma	ıster development plan for the Ap	oplicant's abutting propertie	es. The Applicant will
· 	commercial allowances in order to	··	
existing uses.			
	The	development of this parcel	I will be regulated by
	ON SURROUNDING PROPERTIES: The		
the PUD for this dev	velopment in order to ensure compa	tibility with the surrounding p	roperties.
(Attach additional sheets	s, maps, etc., if necessary.)		
SIGNATURE OF APPL	ICANT:	FOR OFFICE USE ONLY	Filing fee of \$150.00
	Gunner Joyce Attorney for Appli	Date Submitted:	Checked by:

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

Greenbelt Case No		Pre-Development Case	e No
Applicant Name: Alliance Developme	ent Group, LLC	Date: <u>May 1,</u>	2023
Contact Person: Gunner Joyce, Attorney for	r Applicant Telepho	ne/Fax/Email: <u>(405) 310-527</u>	′4; gjoyce@riegerlawgroup.com
Name of Development: Bridgevi	ew at Carrington	Area (Acres): <u>Approx. 369.74 Acres</u>
General Location E of 48th Ave NW;	S of Indian Hills Rd; N of	Franklin Rd; W of 36th Ave NW	
*Please attach a map, site plan	and/or survey ma	p illustrating the propose	ed development.
Type of Proposal (please check a. This is a: Land Use Plan b. Proposed Land Use : Ref. 1. Briefly explain the kind of dev	all that apply) Amendmen y , Pr esidential V Cor	eliminary Plat y ; Rural Cer mmercial y Industrial	tificate of Survey Other <u>Mixed-Use D</u> evelopmo
and how it achieves the princ	•	S	5
This proposal adds commercial uses at t to the existing J&J PUD. This request wi	the NW corner of 36th Av Il update the preliminary	e NW and Franklin Rd, as well as plat for the entire development.	adding additional single-family lot
2. Does your proposed develop	oment or project ir	ncorporate open space(s)?
Please check what type(s) of			
Park:	YesNo		-
Open Space:	YesNo		_Private
Detention Pond:	YesNo		_Private
Parking Lot Landscape:	YesNo		
Floodplain/Creek: Other	_ V _YesNo	Public V	_Private
If the above noted areas are	accessible via sor	me other arrangement p	lease explain .
3. Does the open space for this definitions contained in Section applicable.) Public Sidewalks (4-5' wide Natural Trails (compacted Parkway Trails (durable su Neighborhood Trails (durable Specialized Trails (equestrials).	tion 4-2023A of the e) d earth 8-10' wide) rface 6-8' wide) able or paved, 6-10 aved, 10-12' wide ian, water, etc)	e attached guidelines? Yes Yes Yes Yes Yes Yes Yes Yes Yes Ye	(Indicate all that are No No No No No No No

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within** ½ **mile** of your proposed development. (**If** there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

Ruby Grant Park; Community Christian School; All Saints Catholic School

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

The development will install public sidewalks in locations required by City ordinance and will utilize existing infrastructure.

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

 , storm water channels
Detention ponds
 _ Floodplains
 _ Stream bank/Riparian corridors
 _ Utility Easements
 _ Abandoned/Active Railroad corridors
Other

How could your development also incorporate those elements noted into greenbelts and trails? These elements will be utilized as green open space throughout the property.

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

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

 $\stackrel{\checkmark}{\cancel{\Sigma}}$ (a) Portions of the Greenbelt System are accessible to the general public. $\stackrel{\checkmark}{\cancel{\Sigma}}$ (b) Greenways are established and provide connections to other existing and

future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

- 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.
- √(d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ✓(e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- <u>√</u>(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 plants, 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.
- \checkmark (j) Permeable ground surfaces have been preserved to the extent possible.
- √(k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- X(I) 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.
- (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- \checkmark (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- $\underline{\mathbf{V}}$ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- √(q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors and users experience of any impacted components of the Greenbelt System.
- 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.
- (s) Riparian buffers are incorporated into the Greenbelt System.
- X(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

Item 2.

GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

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

 \underline{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.

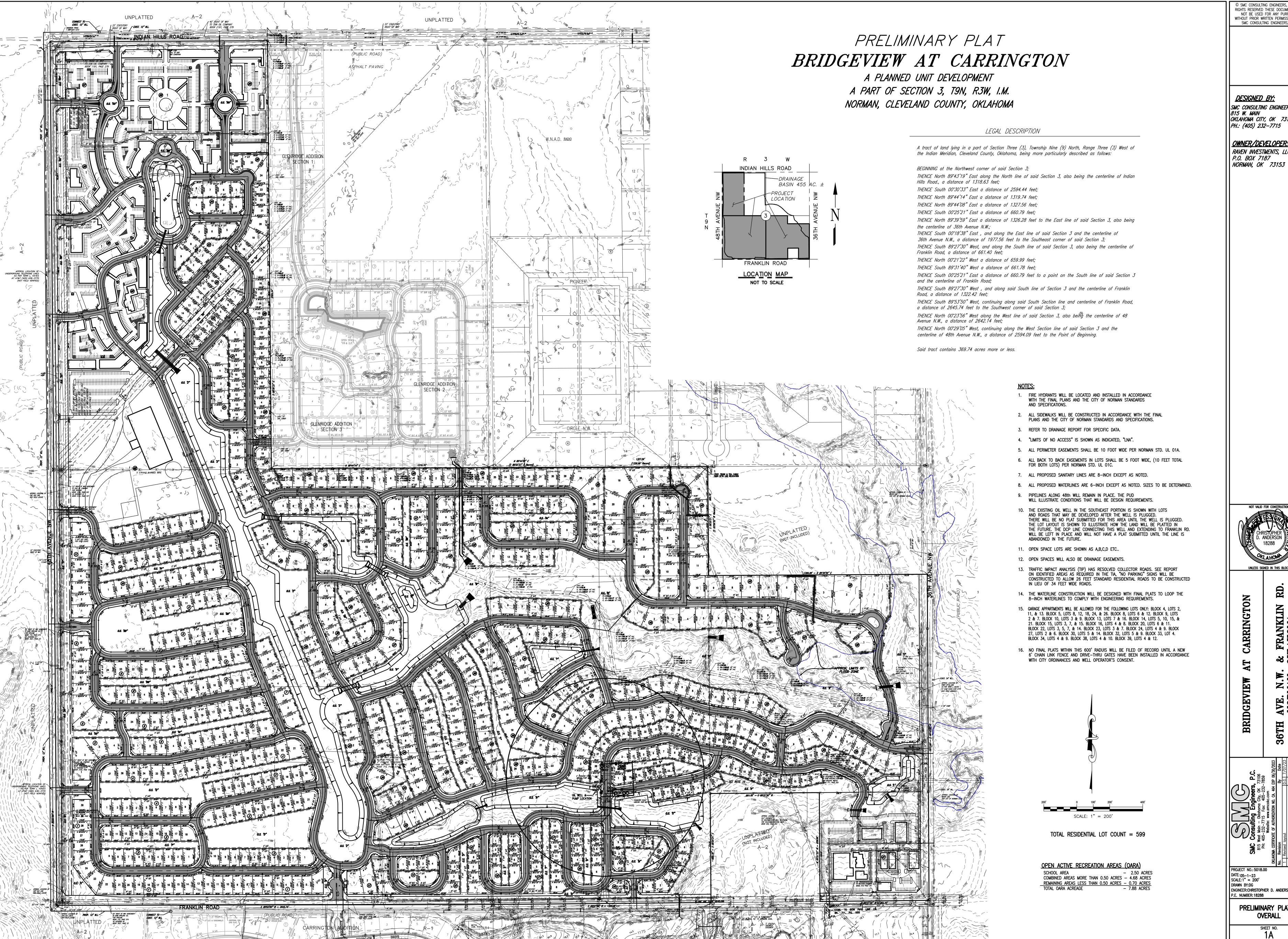
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

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):

Aug. 8, 2013



Plotted by: Danny Griffith @ 7/7/2023 3:46 PM

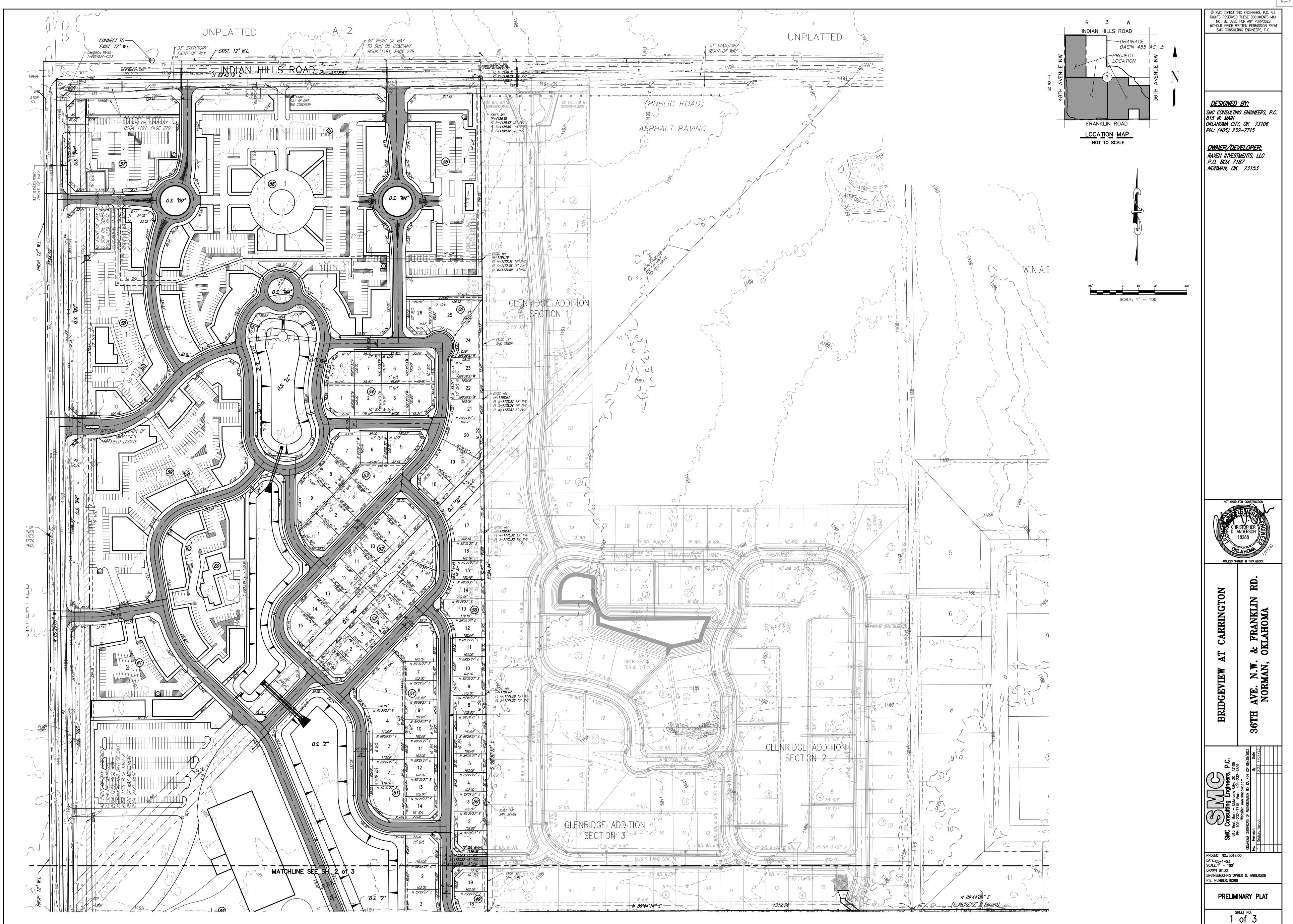
© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

DESIGNED BY: SMC CONSULTING ENGINEERS, P.C. OKLAHOMA CITY, OK 73106

OWNER/DEVELOPER: RAVEN INVESTMENTS, LLC

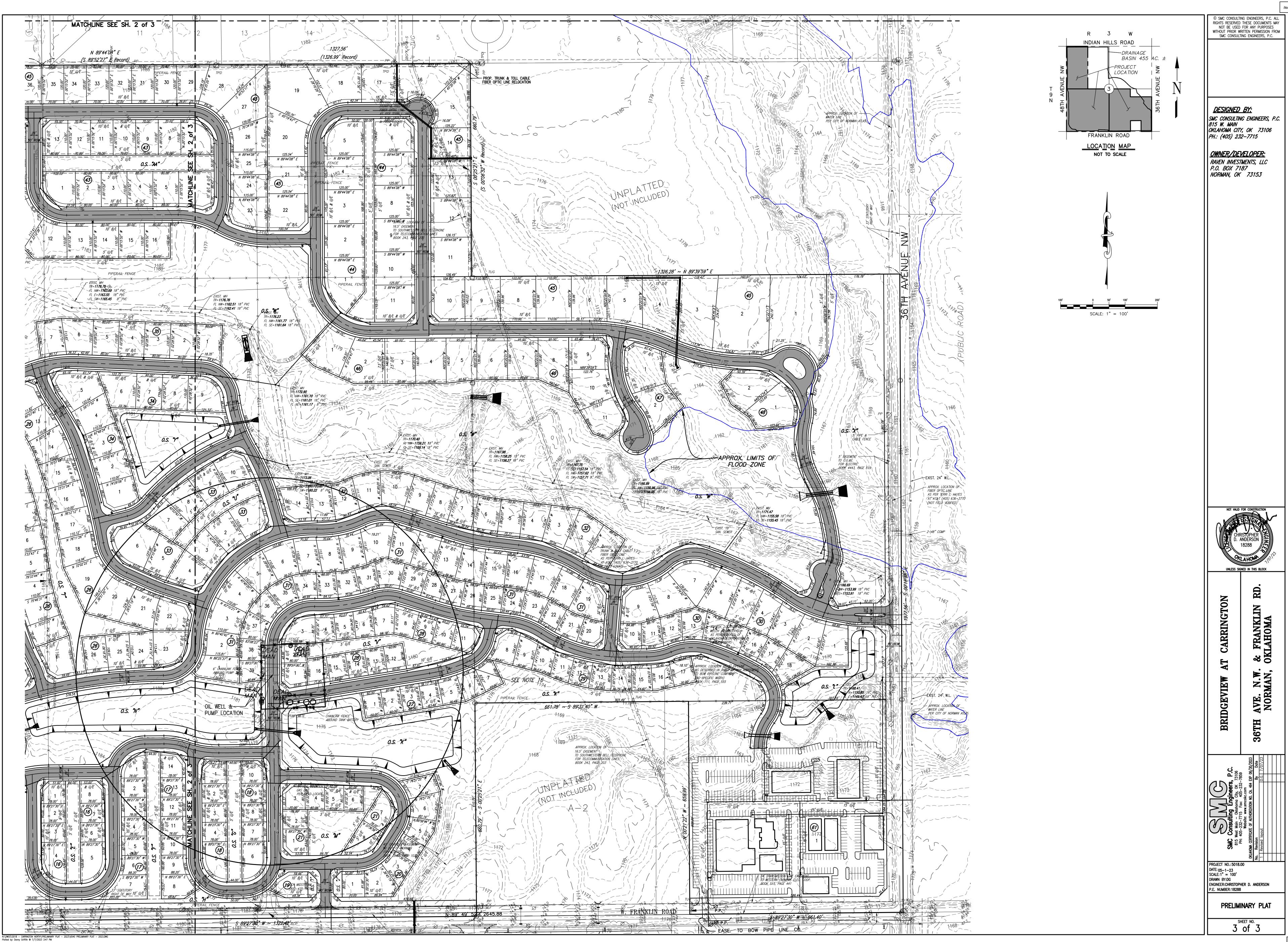
DATE: 05-1-23
SCALE: 1" = 200'
DRAWN BY:DG
ENGINEER: CHRISTOPHER D. ANDERSON

PRELIMINARY PLAT -**OVERALL**



N:\DWGS\5018 - CARRINGTON NORTH\PRELIMINARY PLAT - 2023\6540 PRELIMINARY PLAT - 2023.DWG Plotted by: Danny Griffith @ 7/7/2023 3:47 PM





GREENBELT COMMISSION July 18, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-16

STAFF REPORT

GENERAL INFORMATION

APPLICANT Shaz Investments, L.L.C.

LOCATION South of E. Indian Hills Rd. and West of 12th Ave.

S.E.

PROPOSAL Preliminary Plat for Indian Hills Market; NORMAN

2025 Land Use Plan Amendment from Country Residential to Commercial and removal from Special Planning Area 6 (Community Separator)

NORMAN 2025 LAND USE Current: Country Residential with Special

Planning Area 6 (Community

Separator)

Proposed: Commercial

LAND USE Current: Single-Family Residence

Proposed: Commercial

North: Recreational (Moore)
West: Agricultural/Vacant
South: Agricultural/Single-Family

Residence

East: Agricultural

ZONING Current: A-2, Rural Agricultural District

Proposed: CR, Rural Commercial District

North: Moore

West: A-2, Rural Agricultural District South: A-2, Rural Agricultural District East: A-2, Rural Agricultural District

SYNOPSIS: The applicant submitted a preliminary plat and a NORMAN 2025 Land Use Plan amendment from Country Residential to Commercial for property containing

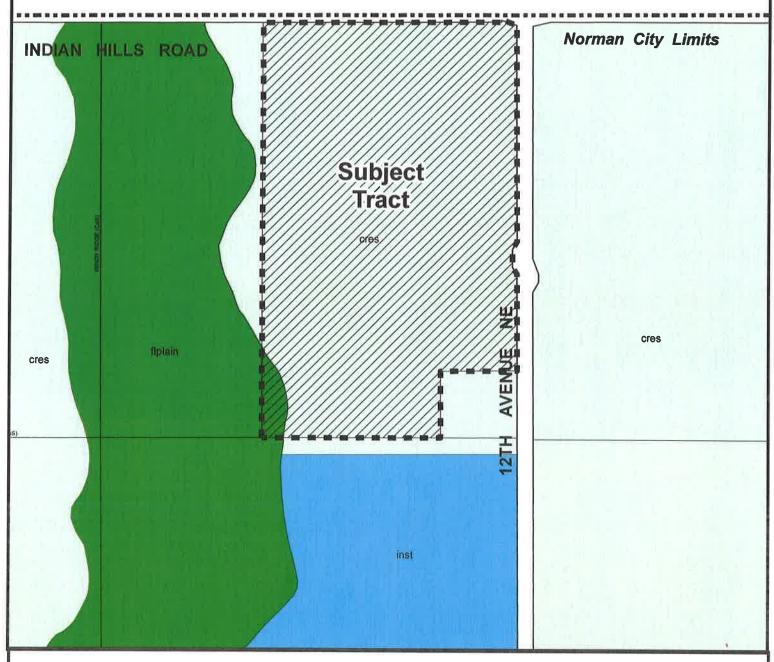
approximately 93.9 acres located South of E. Indian Hills Rd. and West of 12th Ave. S.E. The applicant is proposing a low-density commercial development.

ANALYSIS: The zoning in this area is primarily A-2, Rural Agricultural District, with one RE, Residential Estate district to the South. The area is a mixture of single-family residential and agricultural uses, with some vacant parcels. The City of Moore is across E. Indian Hills Rd. from the site. Portions of the site are located in the floodplain and will have Water Quality Protection Zones.

E. Indian Hills Rd. at this location is designated as a Minor Rural Arterial in the Comprehensive Transportation Plan. This roadway has no requirements for sidewalks for future projects per the Comprehensive Transportation Plan, however the applicant is providing a 20' trail easement. Additionally, the Greenway Master Plan proposes no trails along the 12th Ave or E. Indian Hills Rd. frontages at this location.

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

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



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.

April 6, 2023

0 300 600 Ft.

Subject Tract

24

Item 3.

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

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

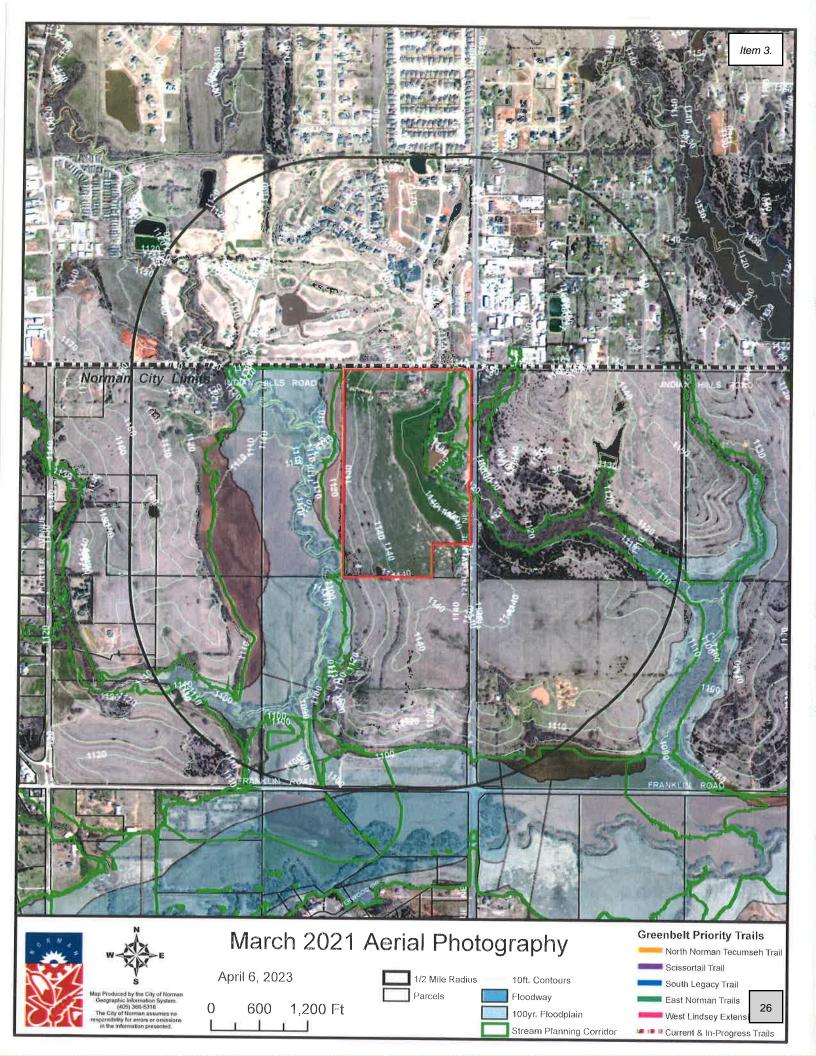
Case No. R-

APPLICANT(S) Shaz Investr	nent Group, LLC.	ADDRESS OF APPLICANT 2252 Moor	N Broadway e, Ok 73160
NAME AND PHONE NUMBER OF Mo Sharifi 405-476-19 EMAIL: mo@homecreations.cor	33	TYPE OF AMENDMENT(S): Growth Area Designation Land Use Plan Transportation Plan	on
LOCATION AND EXTENT OF See attached legal descript			
SIZE OF PROJECT AREA: 22.51:	± Acres		
PRESENT DESIGNATION: Growth Areas:			
Land Use:	ntry Residential		
Streets:			
Other:			
REQUEST TO BE CHANGED T	o: Commercial		
JUSTIFICATION FOR AMEND other evidence which would support	MENT (Include any change of condition the change.):	ons, appropriate NORMAN 2025 Pl	LAN Policy Statements, and any
Applicant seeks to change to	o commercial designation in ord	er to facilitate applicant's desi	red development. This
property is also located with	in Special Plan Area 6 (SPA-6),	Community Separator and is	also requesting the
property be removed from the SPA-6 Community Separator.			
			-
			*
EXPECTED AFFECTS ON SURI	ROUNDING PROPERTIES:		
No adverse impacts are exp	ected.		
Attach additional sheets, maps,	etc., if necessary.)		-
Maw	2 414/2023		
SIGNATURE OF APPLICANT:		FOR OFFICE USE ONLY	Filing fee of \$150.00

Date Submitted:

25

Checked by:



GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

GIE	embeli Case No.	Pre-Development Case No.
Applicant	Name: Shaz Investment Group, LLC.	Doto: 4/3/2023
		Date: <u>4/3/2023</u>
Contact F	Person: Kendall Dillon, PE Crafton Tull Jess Murphy Teleph	none/Fax/Email: 405-787-6270 kendall.dlllon@craftontull.com jessica.murphy@craftontull.com
Name of [Development Indian Hills Rd & 12th Avenue NE WEST	Area (Acres) 93.41 ± Acres
General L	OCOTION SW Carner of Indian Hills Rd and 12th Avenue NE	· · · · · · · · · · · · · · · · · · ·
Please att	ach a map, site plan and/or survey me	ap illustrating the proposed development.
Type of Pro a. 1	oposal (please check all that apply) [his is a: Land Use Plan Amendment]	; Preliminary PlatX; Rural Certificate of Survey ommercialxIndustrialOther
The a	wit achieves the principles, purposes	Property in order to facilitate a commercial
Yes	x No	incorporate open space(s)?
Park Ope Dete Park Floo Othe	.:: XYesN en Space: XYesN ention Pond: XYesN ing Lot Landscape: XYesN dplain/Creek: XYesN er	NoPublicPrivate NoPublicPrivate NoPublicPrivate NoPublicPrivate
If the ab	ove noted areas are accessible via so	ome other arrangement please explain.
B. Does the definition applicate Published Nature Parking Com	e open space for this development i ons contained in Section 2-327 of the ble.) ic Sidewalks (4-5' wide) oral Trails (compacted earth 8-10' wide way Trails (durable surface 6-8' wide) hborhood Trails (durable or paved, 6-10 munity Wide Trails (paved, 10-12' wide) ialized Trails (equestrian, water, etc)	nclude some kind of trail or path that meets the ne attached guidelines? (Indicate all that are Yes X No Yes X No Yes X No Yes X No 10' wide) Yes X No

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.)

There are no current parks, schools, or recreational areas within 1/2 mile of the development

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

N/A. See above.

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 Green system (see Section 2-327).

x storm water channels

x Detention ponds

X Floodplains

x Stream bank/Riparian corridors

Utility Easements

Abandoned/Active RR corridors

__Other

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

The floodways and areas designated as stream planning corridors will be placed in common areas/open spaces.

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.

- <u>X</u>(a) Portions of the Greenbelt System are accessible to the general public.
- <u>x</u> (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- \underline{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.

- \underline{x} (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- <u>x</u> (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.
- <u>x</u> (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- \underline{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.
- \underline{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.
- <u>x</u> (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- \underline{x} (j) Permeable ground surfaces have been preserved to the extent possible.
- \underline{x} (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.
- <u>x</u>(I) 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.
- <u>x</u> (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- <u>X</u> (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- \underline{x} (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- \underline{x} (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- <u>x</u> (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.
- \underline{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.
- $\frac{x}{x}$ (s) Riparian buffers are incorporated into the Greenbelt System.
- x (t) The commercial developments have provided for pedestrian access.
- \underline{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.
- <u>x</u> (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- <u>x</u> (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):

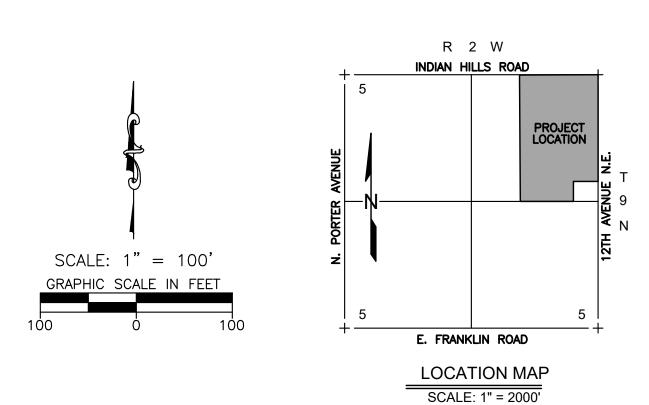
Kendall W. Dillon, PE

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

PRELIMINARY PLAT

INDIAN HILLS MARKET

A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOT COUNT: 5 LOTS 1 LOTS 93.94 AGRICUL TURAL TOTAL ACRES

NOTES

- 1. EXISTING ZONING IS A-2. PROPOSED ZONING IS A-2 AND CR.
- 2. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
- 3. FRONT YARD BUILDING LINE SETBACKS ARE 50'. SIDE YARD BUILDING LINE SETBACKS ARE 25'.
- 4. ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 5. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- 6. COMMON AREAS WILL ALSO BE DRAINAGE EASEMENTS.
- 7. PROJECT WILL UTILIZE PRIVATE WATER WELLS AND PRIVATE ON-SITE SEWAGE TREATMENT SYSTEMS.

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°15'08"E along the Ease line of said NE/4 a distance of 2224.36 feet; thence S89°52'24"W a distance of 523.00 feet; thence S00°15'07"E a distance of 418.00 feet; thence S89°52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence

NOO°21'27"W a distance of 2639.40 feet; thence N89°46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the POINT OF BEGINŇING.

INDIAN HILLS MARKET- PRELIMINARY PLAT

Said tract contains 4,092,070 Sq Ft or 93.94 Acres, more or less.

Drainage Detention Facility Easements are hereby established as shown to provide for Detention of Storm Surface Water and constructed as approved by the City Engineer. All maintenance within the Drainage Detention Facility Easement shall be the right, duty and responsibility of the Property Owners Association in the plat of <u>Indian Hills Market</u>; however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the City, corrective maintenance may be performed by the governing jurisdiction with costs COMMON AREAS: EXISTING L.N.A. C/A 'A' LIMITS OF NO ACCESS 1.33 ACRES R/W RIGHT-OF-WAY C/A 'B' 6.57 ACRES DRAINAGE RELATED COMMON AREA assessed to and born upon said Property Owners Association. Officials representing the Public Works

LEGEND

BUILDING LIMIT LINE

DRAINAGE EASEMENT UTILITY EASEMENT

SIDEWALK EASEMENT (3')

EX. PIPELINE EASEMENT

SE CORNER OF NE/4 OF SECTION 5, T9N, R2W, I.M.

Department, shall have the right to enter upon the easement for purposes of periodic inspection STREAM PLANNING CORRIDOR and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owners Association may construct improvements within the easement, provided the improvement does not interfere with the function of the Detention Facility. PER CITY MAPPING TOTAL C/A (SITE) 7.90 ACRES

FEMA\ FLOODPLAIN

15' ÙE

S89°52'24"W 1106.87'

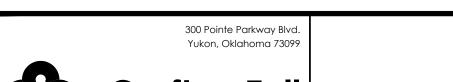
UNPLATTED

- MAP# 40027C0195J DATE: FEB. 20, 2013

SOUTH LINE NE/4

STORM DRAINAGE DETENTION FACILITY EASEMENT

OWNER/DEVELOPER SHAZ INVESTMENT GROUP, LLC 2252 N. BROADWAY MOORE, OK 73160 PH: 405.692.2222



Crafton Tull | SHEET NO.: 1 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com

PROJECT NO.: 23600800

Item 3.

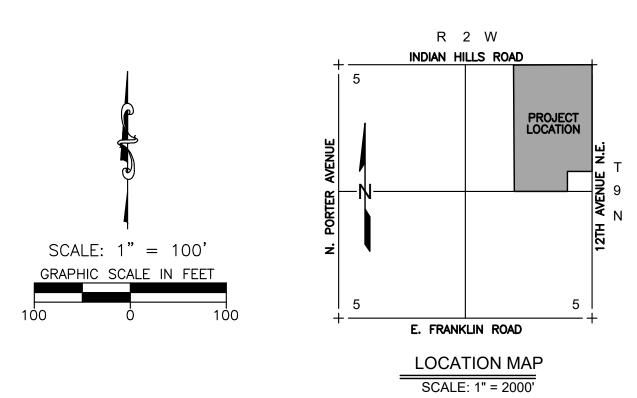


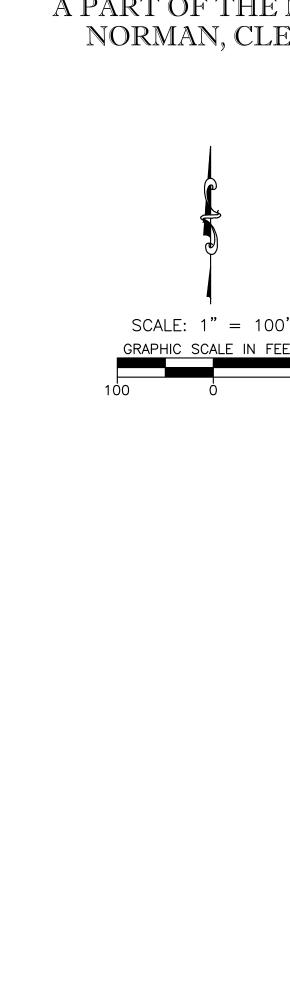
Item 3.

INDIAN HILLS MARKET

CONCEPTUAL SITE PLAN

A PART OF THE NE/4 OF SECTION 5, T9N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA





POINT OF BEGINNING
NE CORNER OF NE/4 OF
SECTION 5, T9N, R2W, I.M.

INDIAN HILLS ROAD

PROPOSED

DETENTION

LOT 5 (CR)

PROPOSED WQPZ

33' STATUTORY R/W 👆

SE CORNER OF NE/4 OF SECTION 5, T9N, R2W, I.M.

S89°52'24"W 523.00'

N89°46'09"E 1634.72' — —

PR. DUMPSTER (TYP.)

LOT 4 (CR)

CROSS ACCESS EASEMENT

LOT 3 (CR)

PR. DUMPSTER —

LOT 2

(CR)

PR. DUMPSTER

FEMA FLOODPLAIN

MAP# 40027C0195J DATE: FEB. 20, 2013

FEMA FLOODPLAIN — MAP# 40027C0195J DATE: FEB. 20, 2013

SOUTH LINE NE/4

S89°52'24"W 1106.87'

UNPLATTED

LOT 1 (CR)

LOT COUNT: 5 LOTS 1 LOTS 93.94 COMMERCIAL AGRICULTURAL TOTAL ACRES

C/A 'A'	1.33 ACRES
C/A 'B'	
C/A B	6.57 ACRES
TOTAL C/A (SITE)	7.90 ACRES
TOTAL C/A (SITE)	7.90 ACRES

	LEGEND
BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SE	SIDEWALK EASEMENT (3')
PE	EX. PIPELINE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
(DR.)	DRAINAGE RELATED COMMON AREA
	STREAM PLANNING CORRIDOR PER CITY MAPPING

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Five (5), Township Nine North (T9N), Range Two West (R2W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence

S00°15'08"E along the Ease line of said NE/4 a distance of 2224.36 feet; thence S89°52'24"W a distance of 523.00 feet; thence S00°15'07"E a distance of 418.00 feet; thence S89'52'24"W along the South line of said NE/4 a distance of 1106.87 feet; thence NOO°21'27"W a distance of 2639.40 feet; thence

N89°46'09"E along the North line of said NE/4 a distance of 1634.72 feet to the

POINT OF BEGINŇING. Said tract contains 4,092,070 Sq Ft or 93.941 Acres, more or less.

INDIAN HILLS MARKET - CONCEPTUAL SITE PLAN

300 Pointe Parkway Blvd. Yukon, Oklahoma 73099

OWNER/DEVELOPER SHAZ INVESTMENT GROUP, LLC 2252 N. BROADWAY MOORE, OK 73160 PH: 405.692.2222



Crafton Tull | SHEET NO.: 2 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com

GREENBELT COMMISSION July 18, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-17

STAFF REPORT

GENERAL INFORMATION

APPLICANT Shaz Investment Group, L.L.C.

LOCATION South of E Indian Hills Rd. and East of 12th Ave.

S.E.

PROPOSAL Preliminary Plat for Shoppes at Indian Hills;

NORMAN 2025 Land Use Plan Amendment from Country Residential to Commercial and

removal from Special Planning Area 6

(Community Separator)

NORMAN 2025 LAND USE Current: Country Residential with Special

Planning Area 6 (Community

Separator)

Proposed: Commercial

LAND USE Current: Vacant

Proposed: Commercial

North: Commercial (Moore)

West: Agricultural/Vacant/Single-Family

Residence

South: Agricultural East: Agricultural

ZONING Current: A-2, Rural Agricultural District

Proposed: CR, Rural Commercial District

North: Moore

West: A-2, Rural Agricultural District
South: A-2, Rural Agricultural District
East: A-2, Rural Agricultural District

SYNOPSIS: The applicant submitted a preliminary plat and NORMAN 2025 Land Use Plan amendment from Country Residential to Commercial for property containing

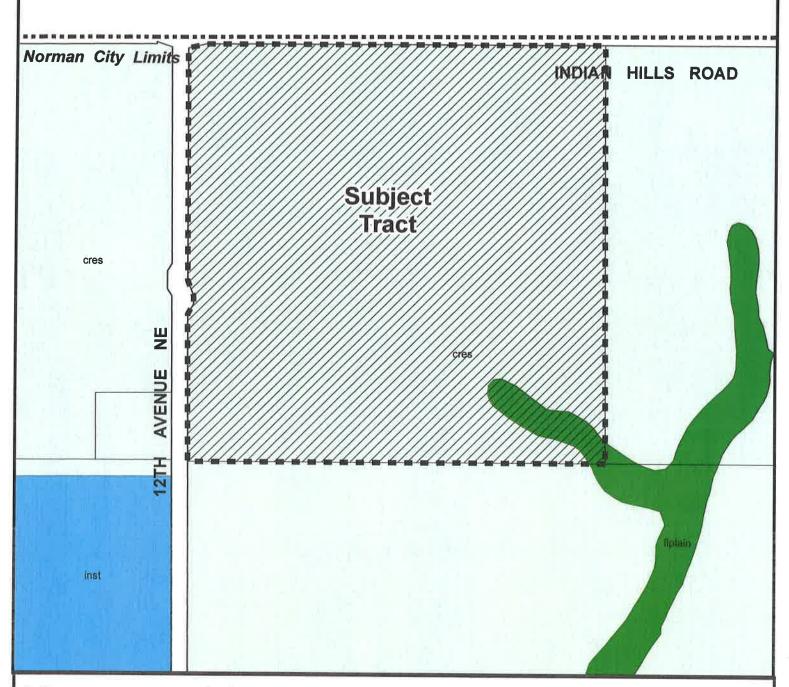
approximately 156.9 acres located South of E. Indian Hills Rd. and East of 12th Ave. S.E. The applicant is proposing a commercial development.

<u>ANALYSIS:</u> The zoning in this area is primarily A-2, Rural Agricultural District. The area is a mixture of very low density residential and agricultural uses, with some vacant parcels. The City of Moore is across E. Indian Hills Rd. from the site. Portions of this property are in the floodplain and will have Water Quality Protection Zones.

E. Indian Hills Rd. at this location is designated as a Minor Rural Arterial in the Comprehensive Transportation Plan. This roadway has no requirements for sidewalks for future projects per the Comprehensive Transportation Plan, however the applicant is providing a 20' trail easement. Additionally, the Greenway Master Plan proposes no trails along the 12th Ave. or E. Indian Hills Rd. frontages at this location.

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

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



Norman 2025 Land Use Plan





April 6, 2023

0 300 600 Ft.

Subject Tract

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.

Item 4.

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

Case No. R-

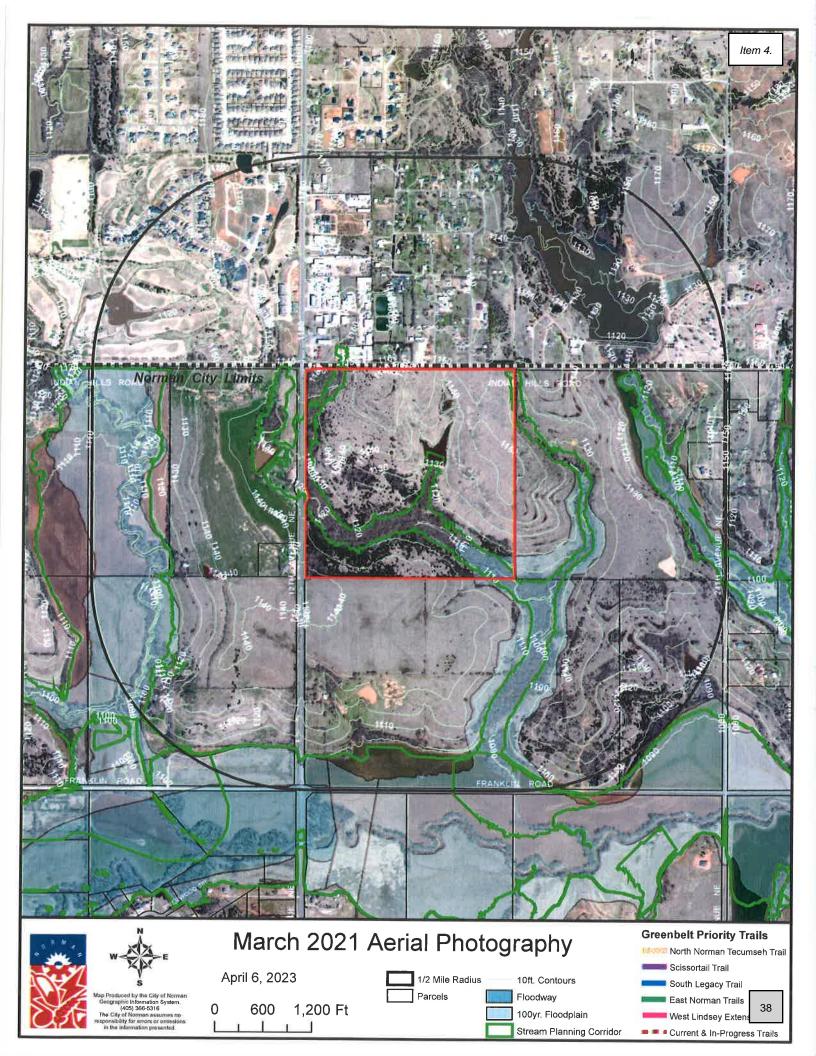
City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S) Shaz Investment Group, LLC.	Address of Applicant 2252 N Broadway Moore, Ok 73160			
NAME AND PHONE NUMBER OF CONTACT PERSON(S)	TYPE OF AMENDMENT(S):			
Mo Sharifi 405-476-1933	Growth Area Designation			
EMAIL: mo@homecreations.com	☐ Transportation Plan			
LOCATION AND EXTENT OF AMENDMENT(S):				
See attached legal description.	70			
SIZE OF PROJECT AREA: 35.56± Acres				
PRESENT DESIGNATION: Growth Areas:				
Land Use: Country Residential				
Streets:				
Other:				
REQUEST TO BE CHANGED TO: Commercial				
other evidence which would support the change.):	f conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any			
	SPA-6), Community Separator and is also requesting the			
property be removed from the SPA-6 Community Se	parator.			
EXPECTED AFFECTS ON SURROUNDING PROPERTIES:				
No adverse impacts are expected.				
The davorso impacts are expected.				
Attach additional sheets, maps, etc., if necessary.)				
114/202	.3			
SIGNATURE OF APPLICANT:	FOR OFFICE USE ONLY Filing fee of \$150.00			

Date Submitted:

37

Checked by:



GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

Greenbelt Case No.	Pre-Development Case No.
Applicant Name: Shaz Investment Group,	LLC. Date: 4/3/2023
Jess Murphy	Telephone/Fax/Email: 405-787-6270 kendall.dillon@craftontull.com jessica.murphy@craftontull.com
Name of Development Indian Hills Ro	4 & 12th Avenue NE EAST Area (Acres) 156.91 ± Acres
General Location SE Corner of Indian Hills	Rd and 12th Avenue NE
Please attach a map, site plan	and/or survey map illustrating the proposed development.
Type of Proposal (please check a. This is a: Land Use Pla	
and how it achieves the prir	evelopment, types of buildings/uses, or character of your proposal aciples, purposes and goals of Section 2-330. Sone and plat the property in order to facilitate a commercial
Yes <u>x</u> No Please check what type(s) of Park: Open Space: Detention Pond: Parking Lot Landscape: Floodplain/Creek: Other	<pre>X Yes No</pre>
If the above noted areas are	e accessible via some other arrangement please explain.
definitions contained in Sec applicable.) Public Sidewalks (4-5' wic Natural Trails (compacted Parkway Trails (durable su	d earth 8-10' wide) Yes No urface 6-8' wide) Yes No able or paved, 6-10' wide) Yes No paved, 10-12' wide) Yes

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.)

There are no current parks, schools, or recreational areas within 1/2 mile of the development

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

N/A. See above.

- 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 Green system (see Section 2-327).
 - x storm water channels
 - x Detention ponds
 - X Floodplains
 - X Stream bank/Riparian corridors
 - Utility Easements
 - Abandoned/Active RR corridors
 - Other

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

The floodways and areas designated as stream planning corridors will be placed in common areas/open spaces.

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.

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- \underline{x} (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- \underline{x} (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- \underline{x} (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- <u>X</u>(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.
- \underline{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.
- $\frac{x}{x}$ (s) Riparian buffers are incorporated into the Greenbelt System.
- \underline{x} (†) The commercial developments have provided for pedestrian access.
- \underline{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.
- \underline{x} (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

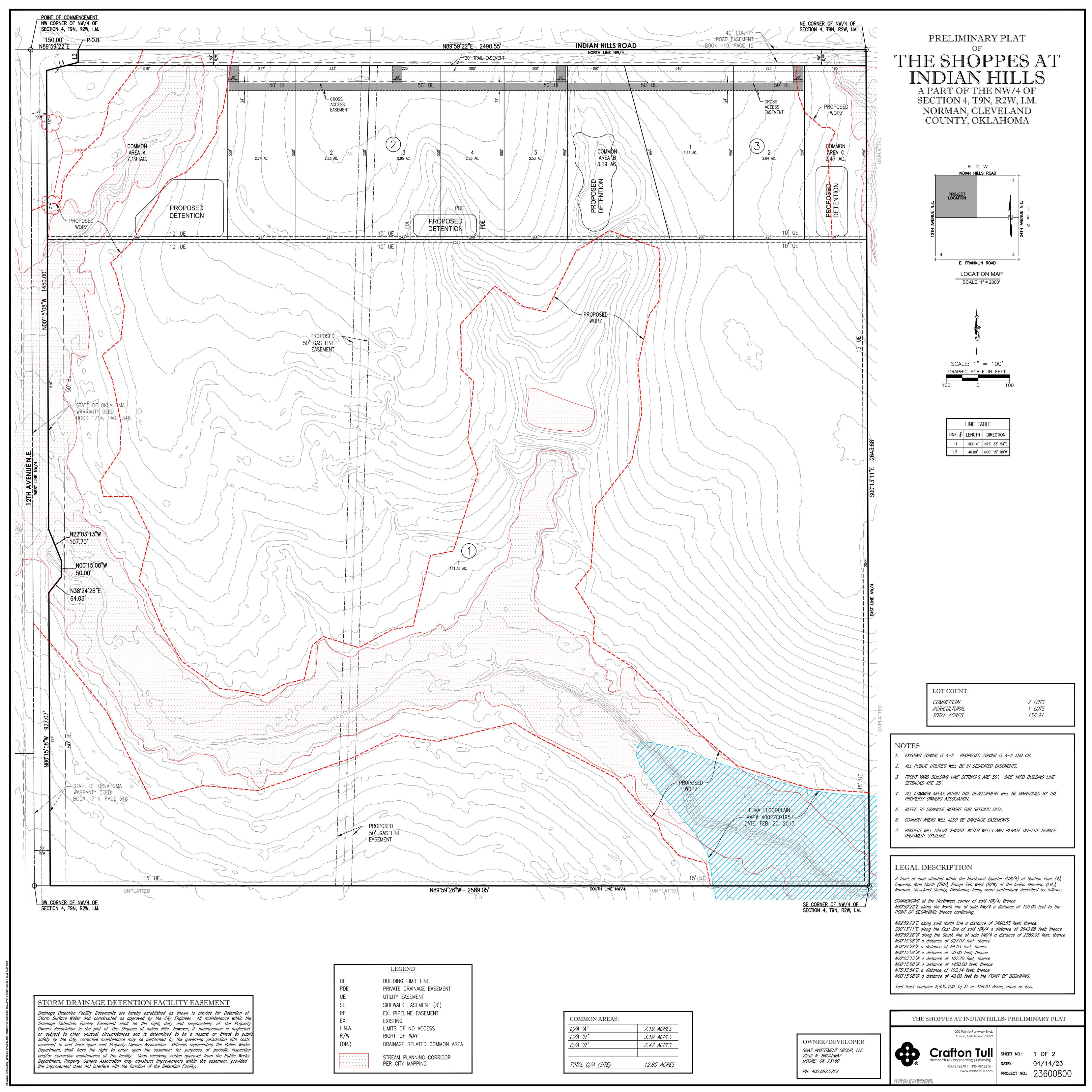
Rev. 3/22/23

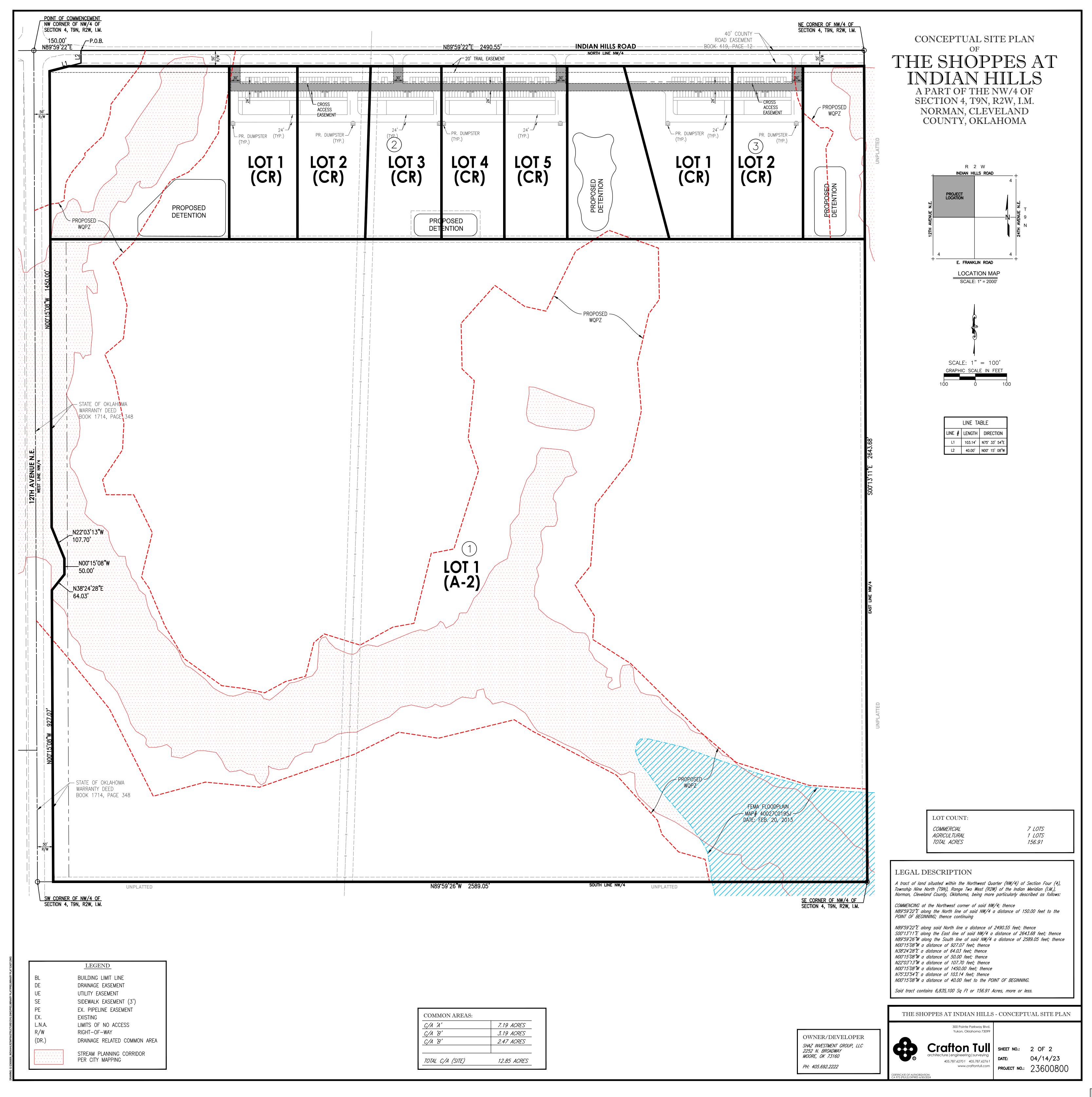
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required):

Kendall W. Dillon, PE

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





GREENBELT COMMISSION July 18, 2023

GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-18

STAFF REPORT

GENERAL INFORMATION

APPLICANT City of Norman

LOCATION 718 N. Porter Ave.

PROPOSAL 2025 Land Use Amendment from Commercial

and Office to Institutional

NORMAN 2025 LAND USE Current: Office and Commercial

Proposed: Institutional

LAND USE Current: Vacant Office

Proposed: Institutional

North: Office West: Residential

South: Commercial Restaurant East: Commercial Parking

ZONING Current: C-2, General Commercial District,

and RM-2, Low Density Apartment District

Proposed: SPUD, Simple Planned Unit

Development

North: C-2, General Commercial District,

and R-3 Multifamily Dwelling

District

West: R-3, Multifamily Dwelling District
South: C-2, General Commercial District
East: PUD, Planned Unit Development

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use amendment from Commercial and Office to Institutional for a property containing approximately 0.85 acres located at 718 N. Porter Ave. The applicant is proposing to continue with certain

currently allowed C-2 uses and allow the use of the first floor initially as a low-barrier emergency shelter as a municipal service to the public.

ANALYSIS: The zoning in this area is a mix of RM-2, Low-Density Apartment District, C-2, General Commercial District, PUD, Planned Unit Development, and R-3, Multifamily Dwelling District. The area contains a mixture of residential, medical, restaurant, and office uses.

Porter Ave. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, however sidewalks already exist at this location leaving no further opportunity for trail development.

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

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.

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

Case No. R-_

Item 5.

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

APPLICANT(S)	ADDRESS OF APPLICANT	
1777	[201 W. Gray	
CITY of Horman	Norman, OK 7	3060
	LIOKHOW! OIC I	2009
<u> </u>		
NAME AND PHONE NUMBER OF CONTACT PERSON(S)	TYPE OF AMENDMENT(S):	
Hannin (405) 307-7112	Growth Arca Designation Land Use Plan	
EMAIL: , -> ,	Transportation Plan	
Current. Danning @ 10 monor col	_ `	
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	7) +	
LOCATION AND EXTENT OF AMENDMENT(S):	701107.	
Lot 17-25 2 Block 3 Son	2 1/3/3%	
COB 1 1 23 \$ 13836 3 COM	S Maginor	
V		
SIZE OF PROJECT AREA: 85 OLCAN		
Size of Trosect Area.	_	
PRESENT DESIGNATION: A \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Growth Areas: Current Whom S	sovice there	
Land Use: Office Deskration	and Communical	O Decree to
Land Use:	and communication	x hosituaron
Streets: Kick Street - Local	1. Poeter-tva-TVIII	now Wish Hetery V
*//^	,	
Other:		
REQUEST TO BE CHANGED TO: 20 Stitutional	Masicantia	
REQUEST TO BE CHANGED TO.	Jesil 16 m	
THOMPSON THOM FOR AMENDMENT (I	' A NORMANI 2020 BLA	N.B. C.
JUSTIFICATION FOR AMENDMENT (Include any change of condition other evidence which would support the change.):	ons, appropriate NORMAN 2025 PLA	IN Policy Statements, and any
	A	γ .
Currently the site has two Lo	valle beginstia	p-Oblice to
100 100 100 100 100 100 100 100 100 100	. +1 - Co) it a	Josephania ()
Commercial. The City Planoto	willy the pote	tar muricipal
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1 2 2 CONTRACTOR	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
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entitue property.		
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EXPECTED AFFECTS ON SURROUNDING PROPERTIES:	wear in Dideore	ion trafficing
1 h	(())] -	t 202
the area, Minimax vices	sen IM, cular	Nerthico II
		(1)
(Attach additional sheets, maps, etc., if necessary.)		
(Time is additional officers, impo, etc., if necessary.)		
		1
SIGNATURE OF APPLICANT:	FOR OFFICE USE ONLY	Filing fee of \$150.00
	Date Submitted:	Checked by:

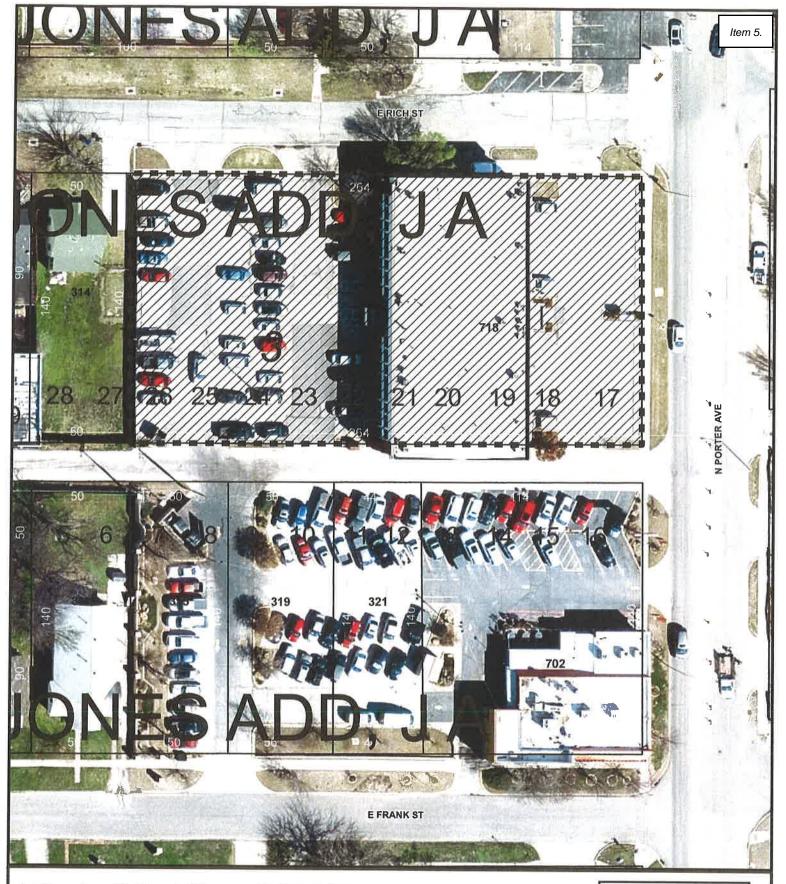


Photo Site Plan: 718 N Porter Ave

DATE: 7/13/2023



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.



1 INCH = 50 FEET

0 12,5 25 50 Feet

LEGEND



Subject Tract

Easement

Parcel

2021 Aerial Photo

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GREENBELT ENHANCEMENT STATEMENT City of Norman, Oklahoma

Greenbelt Case No.	Pre-Development Case No.
Applicant Name: City of Norman	Date: <u>July 1, 2023</u>
Contact Person: Jane Hudson	Telephone/Fax/Email:405-307-7112
Name of Development_718 N P	orter Area (Acres)0.85
General Location 718 N Porter A	
Please attach a map, site plan	and/or survey map illustrating the proposed development.
	all that apply)_n Amendment v: Preliminary Plat; Rural Certificate of Survey Residential Commercial Industrial Other Institutional
	velopment , types of buildings/uses, or character of your proposal ciples , purposes and goals of Section 2-330.
and now if defineves the pini	cipies, purposes and godis of socilor 2 300.
Yes X No Please check what type(s) of Park: Open Space: Detention Pond: Parking Lot Landscape: Floodplain/Creek: Other	YesX NoPublicPrivate
if the above noted areas are	accessible via some orner arrangement please explain.
definitions contained in Sec applicable.) Public Sidewalks (4-5' wide Natural Trails (compacted Parkway Trails (durable su	d earth 8-10' wide) Yes XNo urface 6-8' wide) Yes XNo able or paved, 6-10' wide) Yes XNo aved, 10-12' wide) Yes XNo ian, water, etc) Yes XNo

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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.)

Wilson Elementary, Andrews Park, Longfellow Middle School, Jefferson Elementary

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.)

Bike parking will be included.

grantee.

6.	Please check , from the following (or attach a list), any other geographical and,	/0
	environmental factors in your development that might offer opportunities for additions to t	he
	Green pel t 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 these elements noted into greenholts a	n

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

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

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

(a) Partians of the Creenhalt System are accessible to the general public
(a) Portions of the Greenbelt System are accessible to the general public.
(b) Greenways are established and provide connections to other existing and future
components of the Greenbelt System.
(c) Existing easements (e.g., utility, pipeline, oil lease right-of-way, etc.) may be used for

Greenways where appropriate and where expressly approved by the easement grantor and

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(d) Greenways connect neighborhoods to each other and to industrial and commercial
areas.
(e) Greenways provide alternative routes to move through the City for commuting to work,
schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are
minimized.
(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian
and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
(h) Landscaping required by the City has been/will be planted in conformance with
Norman Zoning regulations, including with local drought-resistant low maintenance plans,
shrubs and trees. (i) Vagatative buffers between neighborhoods and railway lines have been provided to
(i) Vegetative buffers between neighborhoods and railway lines have been provided to
enhance safety and reduce the effects of noise and air pollution.
(j) Permeable ground surfaces have been preserved to the extent possible(k) Ingress and egress to and from a development is designed to permit safe use by non-
motorized traffic in and out of the development and across the ingress and egress provisions
of the development.
(I) Fences abutting components of the Greenbelt System, and particularly those abutting
green spaces, are of designs and materials that minimize their visual impact to the extent such
fences are allowable under Norman City Code and not in conflict with applicable national
standards for utility facilities. Examples of acceptable open fences include such types as
wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
(m) Water retention and detention storage facilities are designed in accordance with
bioengineering principles and built with bioengineering materials.
(n) Detention facilities are integrated into the surrounding neighborhood as part of the
Greenbelt System in as ecologically sound a method as possible.
(o) Storm water management design considers the potential for trail and green space
preservation, enhancement and/or creation.
(p) The development layout is designed to preserve the health and diversity of wildlife
affected by development in natural drainage corridor areas.
(q) The development layout is designed to minimize the intrusions of noise, trash and other
things into the Greenbelt System that would negatively affect visitors' and users' experience of
any impacted components of the Greenbelt System.
(r) To the extent possible, the development layout, as designed, does not impair the ability
of riparian buffers from serving as corridors for wildlife movement.
(s) Riparian buffers are incorporated into the Greenbelt System.
(t) The commercial developments have provided for pedestrian access.
(u) Pavement is minimized when possible by, among other things, using shared parking
areas and/or permeable parking surfaces where feasible and allowed under the Zoning
Ordinance of the City of Norman and the City Engineering Design Criteria.
(v) Cluster development has been utilized as a means to develop the Greenbelt System.
(w) Structures, other than utility transmission poles or substations, were located to maximize
greenbelt and trail opportunities.

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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 is a City project. Existing sidewalks are in place. There's no opportunities for public trails or open space.

Signature of Applicant or Contact Person (<u>required</u>) :

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

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