

CITY OF NORMAN, OK
GREENBELT COMMISSION MEETING
Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Tuesday, April 16, 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 405-366-5446, 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 FEBRUARY 20, 2024.

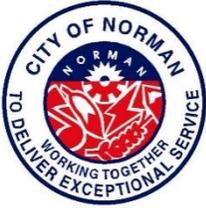
CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket, and be heard in its regular order. Staff recommends that GBC 24-09, Creekside Estates, 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 GBC24-09, CREEKSIDE ESTATES RURAL CERTIFICATE OF SURVEY.

MISCELLANEOUS COMMENTS

ADJOURNMENT



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

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

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

ROLL CALL

PRESENT

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

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

ABSENT

- Commissioner- Richard Bornhauser

A quorum was present.

STAFF PRESENT

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

GUESTS

- Sean Rieger, Rieger Law Group PLLC

MINUTES

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

GREENBELT COMMISSION MEETING MINUTES OF NOVEMBER 21, 2023.

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

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

CONSENT DOCKET

INFORMATION: These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that GBC 24-03 be placed on the consent docket with a finding of No Greenbelt Opportunity.

2. CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC 24-03, CARROLL FARMS.

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

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

GBC 24-03, Carroll Farms

Commission Discussion:

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

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

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

MISCELLANEOUS COMMENTS

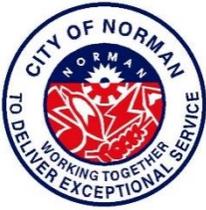
- Commissioner Wyatt-Swanson asked if there were any updates on Article 21.
- Lora Hoggatt explained Staff is waiting for the item to be placed on a Council Committee agenda.
- The commissioners discussed contacting each of their councilmembers regarding Article 21.

ADJOURNMENT

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

Passed and approved this _____ day of _____ 2024.

George Dotson, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/16/2024

REQUESTER: Rolling Vista, Ltd.

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, OR OTHER ACTION REGARDING A FINDING OF “NO GREENBELT OPPORTUNITY” FOR GBC24-09, CREEKSIDE ESTATES RURAL CERTIFICATE OF SURVEY.

GENERAL INFORMATION

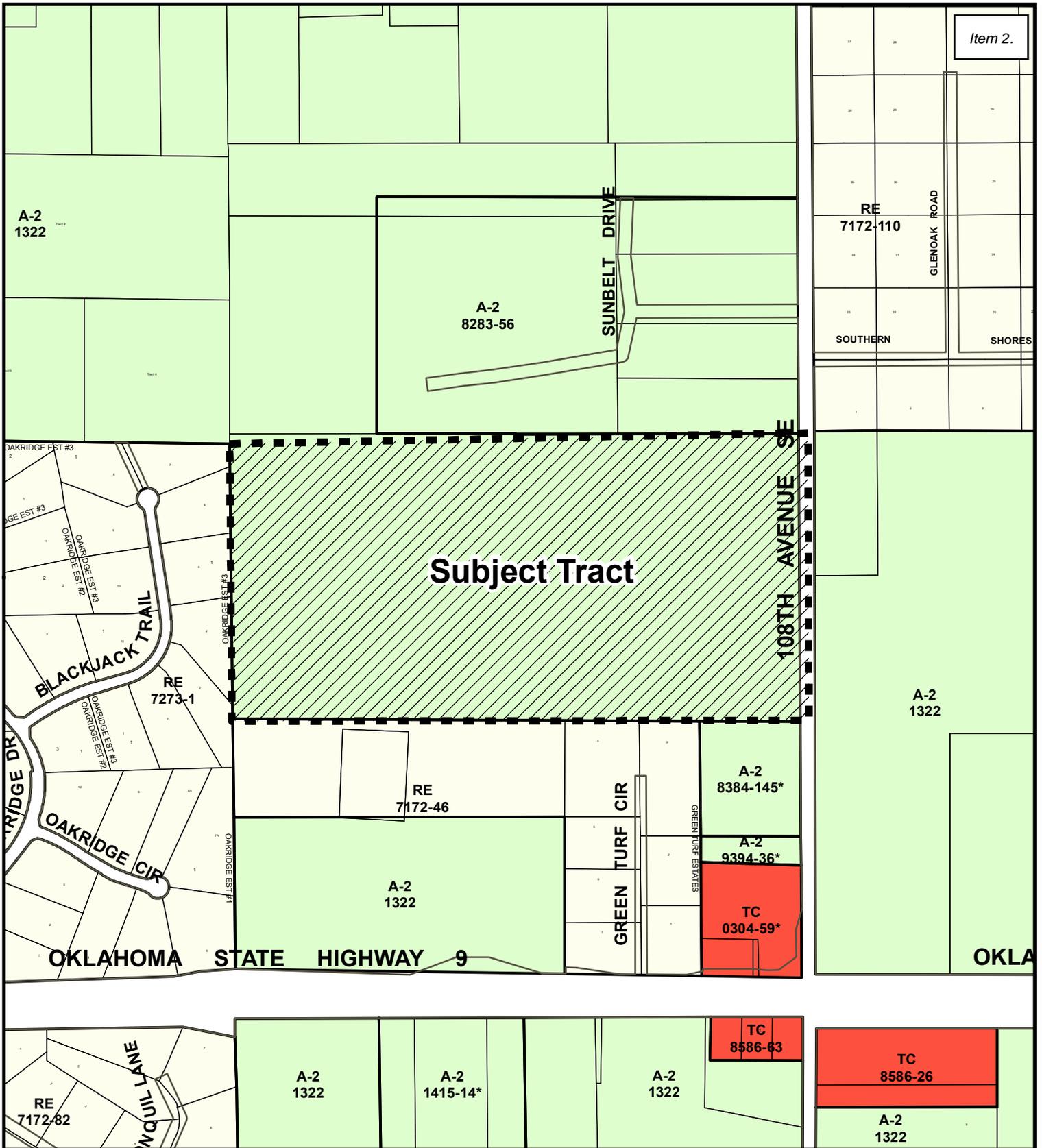
APPLICANT	Rolling Vista, Ltd.
LOCATION	North of Highway 9 and 108 th Ave. SE approximately .25 miles.
PROPOSAL	Creekside Estates Rural Certificate of Survey (COS): Subdividing 78 acres into seven tracts. Tract 1; 10.15 acres, Tract 2; 10.3 acres, Tract 4; 11.88 acres, Tract 5; 11.2 acres, Tract 6; 10.5, Tract 7; 11.03 acres.

SYNOPSIS: The applicant applied for a Norman Rural Certificate of Survey to subdivide 78 acres into seven tracts of ten (10+) acres each for future development.

ANALYSIS: This general area is zoned A-2, Rural Agricultural District, and RE, Residential Estate Dwelling District. It is predominantly very low density residential due to the portions of land over the Garber-Wellington Aquifer primary recharge area. No portion of the subject parcel is in a 100-year floodplain; there is an area of WQPZ, Water Quality Protection Zone. The seven subject tracts have access from a private road which has one access point on 108th Ave. SE, which is a rural collector designation per the Norman Comprehensive Transportation Plan (NCTP). The Greenbelt Master plan does not show trails in this location. The subject tracts are currently vacant. The applicant has stated they will be used for residential and agricultural purposes.

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

CONCLUSION: Staff places this item on the consent docket for the April 16, 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.



April 9, 2024



 Subject Tract

INSTRUCTION SHEET NORMAN GREENBELT ENHANCEMENT STATEMENT

The Norman City Council established the Norman Greenbelt Commission and charged the group with reviewing proposed developments, **specifically Land Use Plan Amendments, Preliminary Plats and Rural Certificates of Survey**, in order to increase the preservation of beneficial green spaces and to identify trail system opportunities in new developments where appropriate. The Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included whenever possible.

Please complete this Greenbelt Enhancement Statement (pages 5-8) to address the Greenbelt Commission's review and submit it to City of Norman staff at 201 'A' West Gray Street, Norman, OK 73069.

Attached are copies of the two (2) applicable sections of the adopted Greenbelt Ordinance, Sections 4-2023A, and 4-2026 to serve as reference while completing this Enhancement Statement. Upon request, a map of the relevant part of the Greenways Master Plan can also be provided for reference or accessed using this online link NormanOK.gov/MasterPlan.

At the time you submit your application, you will be provided with the date of the next Greenbelt Commission Meeting. **You are urged to attend the Greenbelt Commission Meeting**, where you will be given an opportunity to present information, discuss your proposed development and to answer questions the Greenbelt Commission might have regarding your submittal. The comments and recommendations from the Greenbelt Commission meeting will be forwarded to the Planning Commission and City Council as part of their agenda packets whenever you make an application to them for consideration of your proposed development. Should you have any questions about this process or any of the below **questions**, please feel free to contact the City of Norman Greenbelt Commission staff at **405-366-5322**.

Definitions for Evaluating Greenbelt Enhancement Statements.

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

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

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

(c) **Conservation Easement**: a non-possessory interest of a holder in real property imposing limitations or affirmative obligations the purpose of which include, but are not limited to, retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

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

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

(f) **Greenbelt Enhancement Statement** (GES): a statement on a form provided to the applicant by the City Planning and Community Development Department that is to be included with all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land and submitted for consideration by the Commission that articulates how the principles, purposes, and goals of The Greenbelt System are met by the proposed development.

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

1. A system of trails (both on and off road) intended to connect parks, green spaces, schools, retail, employment, and residential areas.
2. Areas of land within the City Limits required to be open space by zoning; areas currently designated for open space, park, floodplain, and institutional use by the Norman 2025 Plan and subsequently adopted land use plans; Lake Thunderbird, the Bureau of Reclamation (BOR) "take-line" and BOR flowage easements; any other areas of land which are designated by easement, by deed restriction, or otherwise required to remain free of structures; and areas designated as green space.

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

(i) **Greenway:**

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

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

(k) **Riparian Buffers:** the area between developed land and streams, rivers and shorelines that is managed to maintain the integrity of the waterway, to reduce pollution and to provide food, habitat, and thermal protection for fish and wildlife.

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

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

(n) **Trail:** any natural or landscaped course open to pedestrian or bicycle passage, including but not limited to sidewalks, but excluding roadways, streets, alleys and other passages primarily provided for general public motorized vehicular use.

Types of trails include:

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

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

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

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

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

Specialized Trails: water trails, equestrian trails, bikeways, or other trails dedicated to some specific use not otherwise listed herein.

Specific Principles, Purposes and Goals of the Greenbelt System.

The following principles, purposes and goals are delineated in the City of Norman's Code of Ordinances, **Section 4-2026**, and are essential for your understanding as you complete the GES.

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

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

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

(c) The greenbelt system should be used to link together existing recreation areas.

(d) Multi-purpose greenways should be created that:

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

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

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

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Rolling Vistas Ltd Date: March 8, 2024

Contact Person: Jason Dickens Telephone/Fax/Email: jason.dickens.crg@gmail.com

Name of Development: Creekside Estates Area (Acres): 78

General Location North of Hwy 9 and 108th ave interesection apx .25 miles

***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 agricultural

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

7 individual tracts over 10+ acres will be accessible off of 108th ave and a private rd will be included in this development. Upon the completion of the private rd, selective clearing will take place by the developer to create homesites. No more than 2 homesite will be cleared per tract as to minimize the damage to the natural vegetation. Deed restrictions will prohibit any kind of clearing of large trees. The goal of the development is to provide 10 acre lots with large trees and natural vegetation for end users who are looking to build. No mobile homes will be allowed on the land.

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 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide) ___ Yes x No

Natural Trails (compacted earth 8-10' wide) ___ Yes x No

Parkway Trails (durable surface 6-8' wide) ___ Yes x No

Neighborhood Trails (durable or paved, 6-10' wide) ___ Yes x No

Community Wide Trails (paved, 10-12' wide) ___ Yes x No

Specialized Trails (equestrian, water, etc) ___ Yes x No

Other _____

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Item 2.

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.)
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.)
6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.
- Storm water channels
 - Detention ponds
 - Floodplains
 - Stream bank/Riparian corridors
 - Utility Easements
 - Abandoned/Active Railroad corridors
 - Other _____

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

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

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

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

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

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

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

N/A(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.)

The developer will provide access to each tract via private rd and/or by 108th ave. Cleared homesites will be available for owners to build on. Clearing on each tract will be selective so that underbrush that chokes out the large trees are taken out, and said large trees are preserved. Disturbance of natural vegetation will be kept to a minimum to preserve the landscape. The home sites on each tract and the location of the private road have been chosen to minimize erosion based off of identified water run off locations and to allow for acceptable distance between septic systems and any WQPZ zone, or water runoff areas. Deed restrictions will be in place that will allow for the natural landscape to be preserved. Square footage requirements and limits on accessory buildings will be implemented along with other restrictions restricting junk, trash, and other rubbish to gather up on each lot.

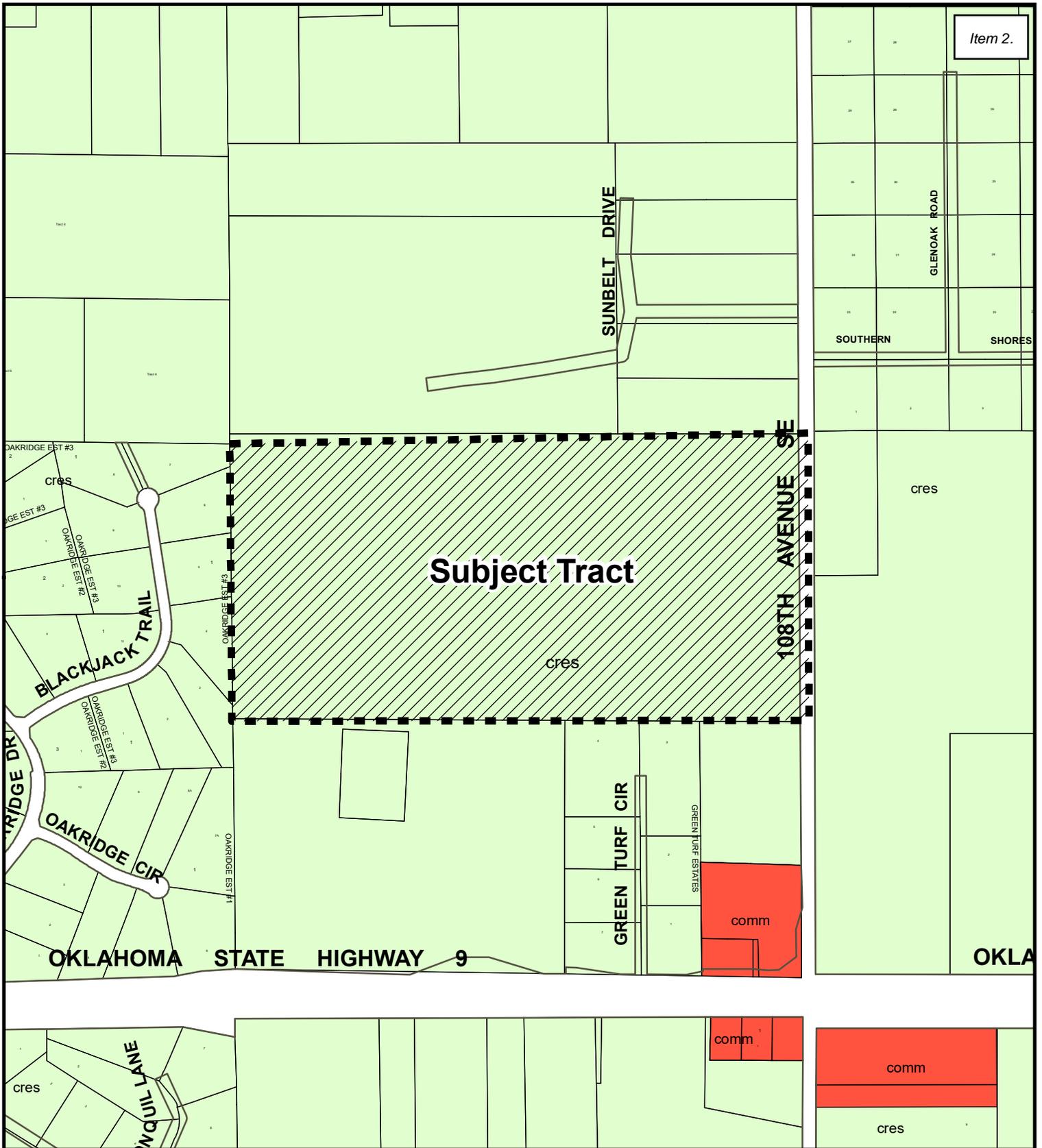
DocuSigned by:

Jason Dickens

3/12/2024

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):



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 9, 2024



 Subject Tract

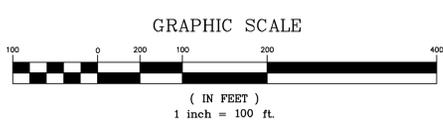
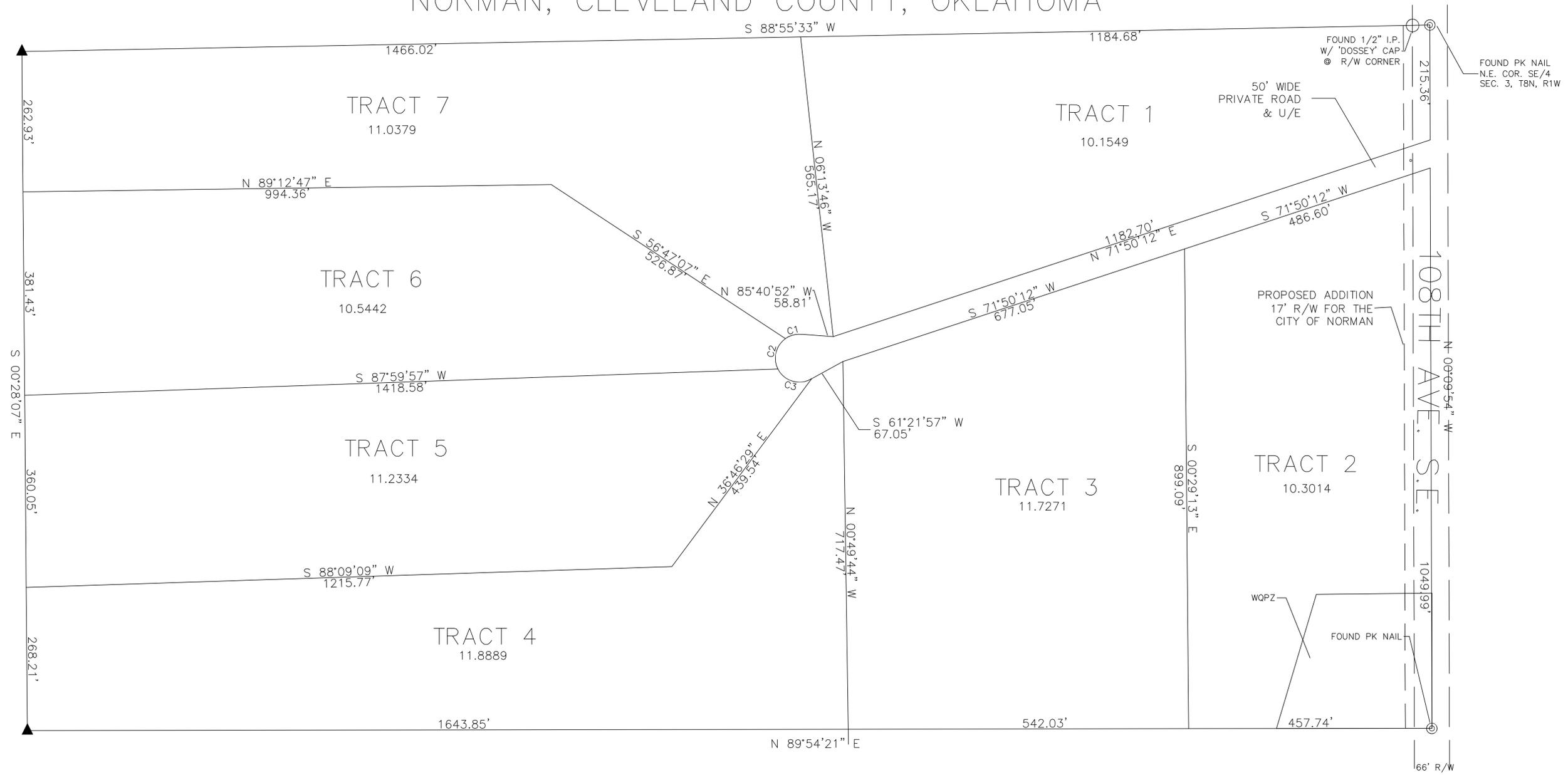
CREEKSID ESTATES

A RURAL CERTIFICATE OF SURVEY SUBDIVISION

THE N/2, SE/4

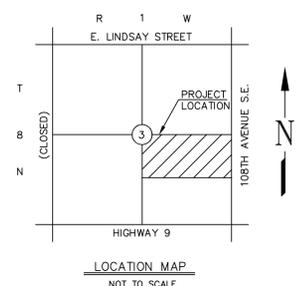
SECTION 3, T8N, R1W

NORMAN, CLEVELAND COUNTY, OKLAHOMA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	32.97'	32.23'	N 75°42'35" E	41°58'25"
C2	45.00'	63.93'	58.69'	S 14°01'30" W	81°23'45"
C3	45.00'	74.22'	66.09'	N 73°55'24" W	94°30'04"

- LEGEND**
- STATUTORY R/W
 - PROPOSED 17' R/W
 - BOUNDARY LINE
 - FOUND 1/2" I.P.
 - ⊙ FOUND PK NAIL
 - ▲ SET 3/8" I.P. W/ 'CA6213' CAP



N/2, SE/4, Sec. 3, T8N, R1W

Preliminary Survey of Proposed Tracts

A B

SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris.fairchild@cox.net
All rights reserved under copyright.

Project No: 2536 Date: 4/17/2023 Scale: 1"=100'
Drawn By: C.F. Party Chief: RBW Revisions:
DWG File: 80ac 3 8N 1W Survey File: 2536-4-17 Sheet: 1 of 2

Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal Descriptions:

Tract 1

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00°09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 215.36 feet;

THENCE South 71°50'12" West a distance of 1182.70 feet;

THENCE North 06°13'46" West a distance of 565.17 feet to a point on the North line of said North Half of the Southeast Quarter (N/2, SE/4);

THENE North 88°55'33" East along the North line of the said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1184.68 feet to the POINT OF BEGINNING.

AKA: Tract 1 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 442,347 square feet or 10.1549 acres, more or less.

Tract 2

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00°09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 267.36 feet to the POINT OF BEGINNING;

THENCE continuing South 00°09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1049.99 feet;

THENCE South 89°54'21" West a distance of 457.74 feet;

THENCE North 00°29'13" West a distance of 899.09 feet;

THENE North 71°50'12" East a distance of 486.60 feet to the POINT OF BEGINNING.

AKA: Tract 2 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 448,729 square feet or 10.3014 acres, more or less.

Tract 3

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00°09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1317.35 feet;

THENCE South 89°54'21" West a distance of 457.74 feet to the POINT OF BEGINNING;

THENCE continuing South 89°54'21" West a distance of 542.03 feet;

THENCE North 00°49'44" West a distance of 717.47 feet;

THENCE North 71°50'12" East a distance of 577.05 feet;

THENCE South 00°29'13" East a distance of 899.09 feet to the POINT OF BEGINNING.

AKA: Tract 3 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 510,0832 square feet or 11.7271 acres, more or less.

Tract 4

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 00°09'54" East along the said East line of the North Half of the Southeast Quarter (N/2, SE/4) a distance of 1317.35 feet;

THENCE South 89°54'21" West a distance of 999.77 feet to the POINT OF BEGINNING;

THENCE continuing South 89°09'54" East a distance 1643.85 feet;

THENCE North 00°28'07" West a distance of 268.21 feet;

THENCE North 89°09'09" East a distance of 1215.77 feet;

THENCE North 36°46'29" East a distance of 439.54 feet;

THENCE North 61°21'57" West a distance of 67.05 feet;

THENE South 00°49'44" East a distance of 717.47 feet to the POINT OF BEGINNING.

AKA: Tract 4 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 517,880 square feet or 11.8889 acres, more or less.

Tract 5

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88°55'33" West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 2650.70 feet to the Northwest Corner of said North Half of the Southeast Quarter (N/2, SE/4);

THENE South 00°28'07" East along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 644.36 feet to the POINT OF BEGINNING;

THENCE North 87°59'57" East a distance of 1418.58 feet;

THENCE along a curve to the left having a Radius of 45.00 feet, an Arc Length of 74.22 feet, a Chord Length of 66.09 feet, and a Chord Bearing of South 73°55'24" East;

THENCE South 36°46'29" West a distance of 439.54 feet;

THENCE South 88°09'09" West a distance of 1215.77 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENE North 00°28'07" West along West line of the said North Half of the Southeast Quarter (N/2, SE/4) a distance of 360.05 feet to the POINT OF BEGINNING.

AKA: Tract 5 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 489,327 square feet or 11.2334 acres, more or less.

Tract 6

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88°55'33" West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 2650.70 feet to the Northwest Corner of said North Half of the Southeast Quarter (N/2, SE/4);

THENE South 00°28'07" East along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 262.93 feet to the POINT OF BEGINNING;

THENCE North 89°12'47" East a distance of 994.36 feet;

THENCE South 56°47'07" East a distance of 526.87 feet;

THENCE along a curve to the left having a Radius of 45.00, an Arc Length of 63.93 feet, a Chord Length of 56.69 feet, and a Chord Bearing of South 14°01'30" West;

THENCE South 87°59'57" West a distance of 1418.58 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENCE North 00°28'07" West along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 381.43 feet to the POINT OF BEGINNING.

AKA: Tract 6 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 459,305 square feet or 10.5442 acres, more or less.

Tract 7

A tract of land in the North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the said Northeast corner of the North Half of the Southeast Quarter (N/2, SE/4);

THENCE South 88°55'33" West along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1184.68 feet to the POINT OF BEGINNING;

THENCE South 06°13'46" East a distance of 565.17 feet;

THENE North 85°40'52" West a distance of 58.81 feet;

THENCE along a curve to the left having a Radius of 45.00 feet, an Arc Length of 32.97 feet, A Chord Length of 32.23 feet, and a Chord Bearing of South 75°42'35" West;

THENCE North 56°47'07" West a distance of 526.87 feet;

THENCE South 89°12'47" West a distance of 994.36 feet to a point on the West line of said North Half of the Southeast Quarter (N/2, SE/4);

THENE North 00°28'07" West along the West line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 262.93 feet;

THENE North 88°55'33" East along the North line of said North Half of the Southeast Quarter (N/2, SE/4) a distance of 1466.02 feet to the POINT OF BEGINNING.

AKA: Tract 7 of CREEKSIDE ESTATES, a Norman Rural Certificate of Survey Subdivision

Said tract of land has an area of 480,811 square feet or 11.0379 acres, more or less.

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

Chris Fairchild, P.L.S. 1743

Date

Surveyor's Notes:

The bearing of North 00°09'54" West as shown on the drawing for the East line of said North Half of the Southeast Quarter (N/2, SE/4) was used as the basis of bearing for this survey. Bearing was derived from an autonomous GPS Oklahoma State Plane North observation. This survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as "CREEK SIDE ESTATES". This is an Unplatted but filed subdivision as specified in the Norman Subdivision Regulation Sec. 19-606. The survey is based on the legal description as described in the Warranty Deed filed in Book 6469, Page 436, in the office of the Cleveland County Clerk: The North Half of the Southeast Quarter (N/2, SE/4) of Section Three (3), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.

- 4. Access to the Tracts, shown hereon, is provided by a 50.00 foot wide private roadway and utility easement and is made part of this document attached to the recorded written easement document. The private roadway and utility easement is designated on the instrument, to be for roadways, utilities, and drainage purposes. The private roadway and utility easement is illustrated on the attached survey drawing.
5. The legal descriptions, shown hereon, are subject to easements and right-of-ways of record. This does not represent a search of the County Clerk's records by the undersigned to determine if any easements or right-of-way affect the property except as noted and no Title Commitment was provided for this survey. Except as specifically stated or shown, this survey does not reflect any easements, right-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. All homes, improvements and uses shall be subject to restrictive covenants, conditions and requirements as shown on the attachments hereto.
6. No excavations were made, as a part of this survey, to physically locate underground utilities and facilities. Call OKIE to have all underground utilities and facilities marked before excavation.
7. Each home, on each of the Seven (7) tracts, will have individual sewer systems even if the soil test are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required.
8. This 'Norman Rural Certificate of Survey Subdivision' will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to or referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.

bject the Property, an addition to Norman, Cleveland County, Oklahoma, to have the following covenants and restrictions (hereinafter the "Agreement"):

The following Restrictive Covenants shall apply to the Water Quality Protection Zone ("Restrictive Covenants") which pertain to a certificate of survey of seven (7) tracts of land (specifically .13 acres located in Tract 2 of said survey), performed by Licensed Professional Land Surveyor Chris Fairchild, with tracts including the above referenced "Tract 2" of land and said tracts being located in Cleveland County at N/2, SE/4, Sec. 3, T8N, R1W.

- 1. Maintenance Requirement
1.1. Whoever shall own Tract 2 must maintain the Water Quality Protection Zone ("WQPZ") area in strict accord with the plans, specifications, calculations, and conditions required by the City of Norman ("City") as provided in Section 30-411 of the City of Norman WQPZ Design Standards with said maintenance requirement running with the land in perpetuity and passing from one owner to any successive owners.
1.2. Maintenance of all WQPZ areas will be performed by the property owner (person owning the property at any given time) according to the minimum maintenance frequencies and measures provided in Section 30-514 of the City of Norman WQPZ Management and Maintenance.
1.3. The property owner shall not use or attempt to use the WQPZ area in any manner which would interfere with the continuous and perpetual maintenance and use thereof and, in particular, shall not build thereon or there over any structure which may interfere or cause interference with the maintenance and long-term operation thereof.
1.4. It is understood by the property owner and the City that should the WQPZ Ordinance be repealed or no longer be in effect, the restrictive covenants, rights, and restrictions herein granted are to be considered null and void and to no longer encumber the property herein described.
2. Right of Entry
2.1. The property owner does herein grant the City, its agents and contractors, reasonable access to the property necessary for the purpose of inspecting, sampling, reconstructing, maintaining, or repairing the WQPZ areas in accordance with Section 1 of this agreement.
2.2. The dedication of the WQPZ area to the City of Norman does not convey to the general public the right of access to this area. Furthermore, the dedication is not a mandated Public Utility easement, Right-of-Way, or for a Public Trail System or any portion thereof.
2.3. The property owner shall, upon written request of the City, remove any temporary or permanent obstruction that prevents reasonable access to the WQPZ area.
2.4. For purposes of this agreement, "reasonable access" means an access path from the public street right of way to the WQPZ area with a minimum 20-foot width and a maximum ground slope of 10% that is accessible by construction equipment or vehicles that may be needed to inspect, sample, reconstruct, maintain, or repair the WQPZ area. Such access path shall remain free of obstructions that would hinder access such as retaining walls, permanent buildings, utility structures, walls, trees, landscape monuments, permanent water bodies, gardens, amenities, and other items that would prevent access to the WQPZ area.
2.5. WQPZ areas and any associated access areas, reserves, or easements are as shown on the Norman Rural Certificate Of Survey of CREEKSIDE ESTATES.
2.6. The developer of CREEKSIDE ESTATES or any successor owner(s) of the tract upon which a WQPZ exists, has the right to clear an area Twenty (20) feet in width to construct an all-weather driving surface across the WQPZ for access and maintenance of said WQPZ.
2.7. The rights granted herein shall not be construed to interfere with or restrict the property owner of a tract of land on which the WQPZ is located, his/her executors, administrators, successors, and assigns from the use of the premises with respect to the construction and maintenance of property improvements along and over the premises herein described so long as the same are so constructed as not to impair the rights of access to the WQPZ granted herein.
3. Maintenance Enforcement by the City
3.1. The Public Works Department of the City of Norman shall, at no cost to the property owner of a tract of land on which the WQPZ is located, inspect the WQPZ annually and following severe storms for evidence of sediment deposition, erosion, and concentrated flow channels. Notice shall be given to the property owner twenty- four (24) hours prior to accessing the property unless such notice is waived by property owner.
3.2. If, after reasonable notice to the property owner, the property owner shall fail to maintain the WQPZ area as set forth herein and other applicable legal requirements, the City may perform necessary repair or maintenance work as deemed necessary by a complete engineering study outlining the clear and present dangers to the watershed. The cost of this study will be the responsibility of the City and may assess the property owner and the property for the cost of the necessary repair or maintenance work only, and any applicable penalties. For the purpose of this document, "reasonable notice" shall consist of thirty (30) days prior written notice sent to the property owner by registered mail, unless there are exigent circumstances requiring either immediate or shorter response than said thirty (30) days would provide, in which case the notice provided shall be whatever is reasonable under those circumstances.
3.3. The City may record an Affidavit of Nonpayment of Maintenance Charges in the Register of Deeds Office for Cleveland County, Oklahoma, stating the legal description of the property upon which the lien is claimed; the name of the property owner as last known to the City; and the amount of the Maintenance Charge in detail is unpaid. The lien shall be created at the time of this filing and recording of affidavit and such lien shall be superior to all other charges, liens, or encumbrances which may thereafter in any manner arise or be imposed upon the subject property, whether arising from or imposed by judgement or decree by any agreement, contract, mortgage, or other instrument, saving and excepting only such liens for taxes and other public charges as are by applicable law made superior.
3.4. It is understood by the property owner that the City is under no past, present, or future obligation to expend public funds or take any other action whatsoever to maintain or improve the WQPZ area.
3.5. The City or property owner shall have the right to enforce, by and proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. The City or property owner shall have the right to in their claim for relief a reasonable sum to reimburse them for their attorneys' fees and any other expenses reasonably incurred in enforcing their rights hereunder. Failure by the City or property owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Neither shall failure by the City to enforce the provisions hereof be deemed a waiver of any provision hereof as to any other owner.

These WQPZ covenants and agreements as set forth herein, fully executed, shall be filed by the Register of Deeds for Cleveland County, Oklahoma, and the filing of the same shall constitute constructive notice to all heirs, successors, transferees, and assigns of the property owner of these covenants and agreements running with the land and notice of all stipulations made thereto.

This document may not be amended or modified in any way without the prior written approval of the authorized officials of the City of Norman, Oklahoma, and that approval must be indicated on the face of any subsequently recorded document amending or modifying this document.

The WQPZ covenants, conditions, and restrictions on the property created and established in this instrument may be waived, terminated, or modified only upon written consent of the City of Norman. No such waiver, termination or modification shall be effective until such written consent is recorded in the Office of the Register of Deeds for Cleveland County, Oklahoma.

The City, at property owner's cost, shall cause this agreement to be filed with the Register of Deeds for Cleveland County, Oklahoma. Each party hereto shall receive a duly executed copy of this agreement for its official records.

IN WITNESS WHEREOF, THIS DECLARATION is executed by the Declarant this ___ day of _____, 20__

Owner Owner
Printed Name Printed Name

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ___ day of _____, personally appeared _____ and _____ Owners of CREEDSIDE ESTATES to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act of said party, for the uses and purposes herein set forth. Given under my hand and seal ear last above written.

My Commission Expires: NOTARY PUBLIC
Commission No. _____

N/2, SE/4, Sec. 3, T8N, R1W
Preliminary Survey of Proposed Tracts
A B
SURVEYING
Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris.fairchild@cox.net
All rights reserved under copyright.
Project No: 2536 Date: 4/17/2023 Scale: 1"=100'
Drawn By: CJF Party Chief: RBW Revisions:
DWG File: 80ac 3 8N 1W Survey File: 2536-4-17 Sheet: 2 of 2