



Location Map



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August 1, 2023

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Subject Tract



Zoning

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Holiday Heights Real Estate, LLC Date: 7-18-2023

Contact Person: Michael DeYong Telephone/Fax/Email: 405-414-5297, Mdeyong@me.com

Name of Development: _____ Area (Acres): _____

General Location 1413 N. Crawford Ave. Norman, OK

***Please attach a map, site plan and/or survey map illustrating the proposed development.** Type of Proposal (please check all that apply)

a. **This is a:** Land Use Plan Amendment; Preliminary Plat; Rural Certificate of Survey.

b. Proposed **Land Use:** Residential _____ Commercial X Industrial _____ Other _____.

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

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**.
See Attached.

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

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.) Tull Park
5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.) No connectivity.
6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 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? Not applicable.

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.

- NA(a) Portions of the Greenbelt System are accessible to the general public.
NA(b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Y(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.

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

NA(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.

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

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

Y(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.

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

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

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

NA(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.

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

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

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

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

NA(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.

Y(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.

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

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

Y(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.

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

NA (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.) See attached.

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):

Greenbelt Enhancement Statement

The subject property is a single residential lot of .22 acres located at 1413 N. Crawford Ave., in Norman, OK which is owned by the owners of the Holiday Heights SNF ("the Facility"). The lot is located directly north of and abuts the Facility, a commercial property. It is our understanding that the use of the property as a support location to the Facility actually pre-dates current ownership; though the full nature of that use is unknown at this time. The intent of the owners (and the requested relief) is to rezone the lot so that the owners may continue to use the property in support of the skilled nursing facility. Specifically, the owners seek to allow staff to perform laundry in the building now located on the lot. No other development plans for building or the lot are anticipated. Staff also currently uses a portion of the lot to provide overflow parking and would like to continue to use the lot in this respect. This avoids the necessity for parking associated with the Facility to be on the street or in other locations less convenient to the surrounding area.

The general vicinity of the property (and much of the abutting property) are already zoned and utilized as commercial property. The proposed zoning change would not, therefore, be contrary to the public interest or to our knowledge result in a negative impact on the neighbors or the neighboring area. In addition, although the request is for a zoning change to conform to the uses described above; if a special use restriction is imposed in coordination with such change, the owners have no issue with such action.

Due to the limited area involved and the contiguous nature of the subject property to the commercial property involved, applicants do not believe the project provides significant opportunity for greenbelt enhancement. If additional landscaping to the area impacted would provide benefit, owners are certainly willing to discuss the addition of such elements.