
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-11

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Williams, Box, Forshee, & Bullard, P.C.
LOCATION	S.W. Corner of 48 th Ave. N.W. and Franklin Rd.
PROPOSAL	Certificate of Survey to build an electric substation on the property (CoS – Norman Hills)
NORMAN 2025 LAND USE	Current: Very Low-Density Residential Proposed: Industrial
LAND USE	Current: Agricultural/Vacant Proposed: Industrial/Substation North: Agricultural, Residential West: Agricultural, Residential South: Agricultural, Residential East: Agricultural, Residential, Industrial (Substation)
ZONING	Current: A-2, Rural Agricultural District Proposed: A-2, Rural Agricultural District with Special Use permitted. North: A-2, Rural Agricultural District West: A-2, Rural Agricultural District South: PUD, Planned Unit Development, A-2, Rural Agricultural District East: A-2, Rural Agricultural District, R-1, Single-Family Residential

SYNOPSIS: The applicant submitted a Certificate of Survey for property located at the Southwest corner of 48th Ave. N.W. and Franklin Rd. The applicant plans to construct an electric substation. The proposed development will comply with all requirements

established for the Special Use, as well as other guidelines for the A-2, Rural Agricultural District.

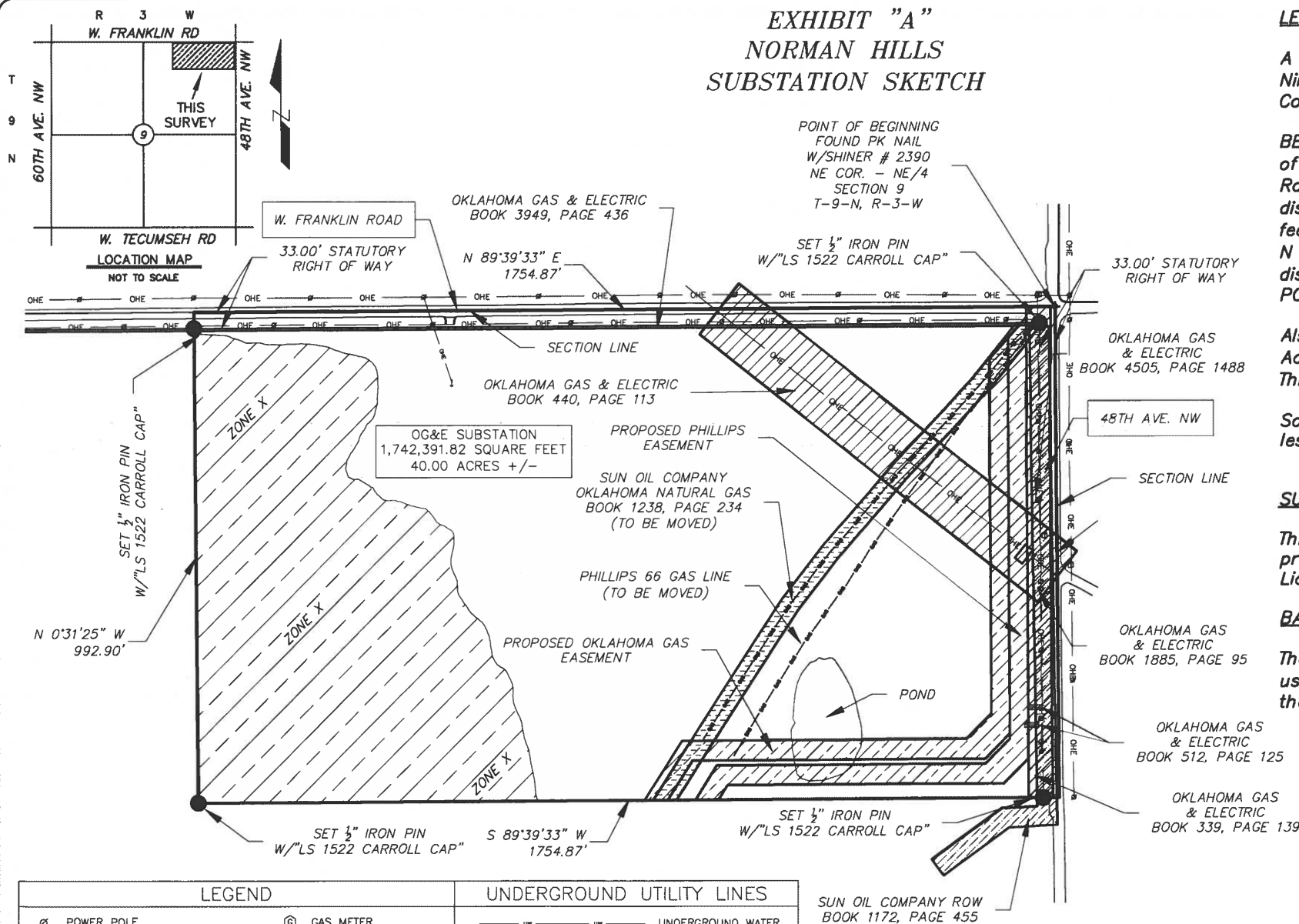
ANALYSIS: This area has mixed zoning with A-2, Rural Agricultural Districts, PUD, Planned Unit Developments, and R-1, Single-Family Residential all near the applicant property. The area is a mixture of agricultural and low-density residential uses. In the subject location, no land is within the boundaries of the 100-year floodplain.

In this location, 48th Ave. N.W. is designated as a minor urban arterial in the Comprehensive Transportation Plan adjacent to the subject parcel on its eastern edge. Because this project is going through as a Certificate of Survey (CoS), the applicant is not required to make roadway improvements, nor required to install any sidewalks on the property. The Greenway Master Plan proposes trails by the developer along the east side of 48th Ave. N.W., therefore there are no opportunities for trails with this application.

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

STAFF COMMENTS: Because of the CoS standards regarding sidewalks and pathways, Staff places this item on the consent docket for the June 20th, 2023 Greenbelt Commission Meeting.

EXHIBIT "A"
NORMAN HILLS
SUBSTATION SKETCH



LEGAL DESCRIPTION

A Port of the Northeast Quarter (NE/4) of Section Nine (9), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at o PK Nail w/ "CA 2390" Shiner for the Northeast Corner of the Northeast Quarter of Section Nine (9), Township Nine (9) North, Range Three (3) West, THENCE S 00°31'25" E (Along Section Line) o distance of 992.90 feet; THENCE S 89°39'33" W, o distance of 1754.87 feet to o 1/2" Iron Pin w/ "LS 1522 Carroll" Cap; THENCE N 00°31'25" W, o distance of 992.90 feet; THENCE N 89°39'33" E, o distance of 1754.87 feet to o PK Nail w/ "CA 2390" Shiner for the POINT OF BEGINNING;

Also Described As The East Forty (40) Acres Of The North Sixty (60) Acres Of The NE/4 Of Section Nine (9), Township Nine (9) North, Range Three (3) West.

Sold Tract Contains 40.00 acres or 1,742,391.82 square feet, more or less

SURVEYORS CERTIFICATE:

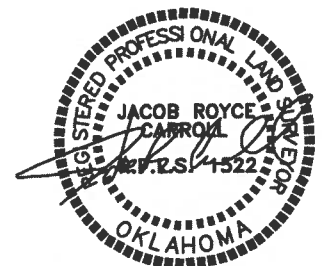
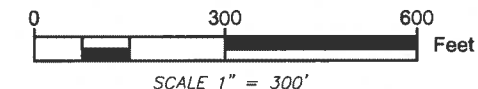
This plot or survey also meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

BASIS OF BEARINGS

The Oklahoma North - State Plane Coordinate, Zone NAD 83 (2011) was used as The Basis Of Bearing for this Survey. S 0°31'25" E East line of the Northeast Quarter of Section 9

FLOOD HAZARD

SUBJECT PROPERTY IS LOCATED
IN ZONE X
PANEL # 40027C0170J
EFFECTIVE DATE: 1/14/2021



BEARING TREE LAND SURVEYING, L.L.C.

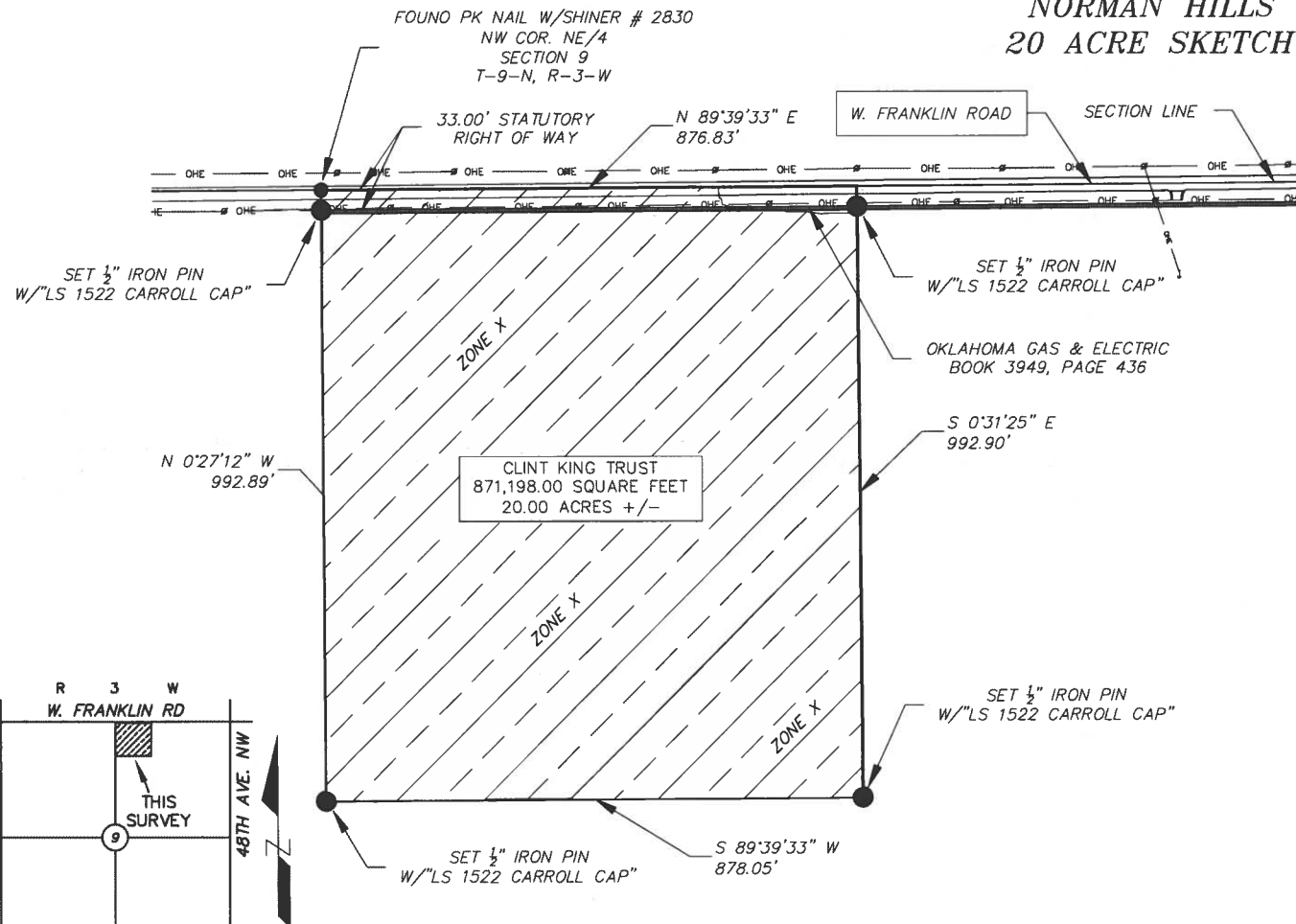


7100 Broadway Ext. Oklahoma City, Oklahoma 73116
Telephone: (405) 605-1081
Oklahoma CA #4568 Renewal date 06/30/24 Texas Reg. # 6145
WWW.BEARINGTREESURVEYING.COM

TOPOGRAPHIC • LIDAR • GPS • PHOTOGRAMMETRY
ALTA/ACSM LAND TITLE • CONSTRUCTION • GIS

Party Chief: CWA
Processed By: CWA
Drawn By: JRG
Checked By: JRC
Date: 5-09-23
Scale: 1"=300'

EXHIBIT "B" NORMAN HILLS 20 ACRE SKETCH



LEGAL DESCRIPTION

The North 60 acres of the Northeast Quarter (NE/4) of Section Nine (9), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma. LESS AND EXCEPT A part of the Northeast Quarter (NE/4) of Section Nine (9), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a PK Nail w/ "CA 2390" Shiner for the Northeast Corner of the Northeast Quarter of Section 9-T9N-R3W; Thence S 00°31'25"E (Along Section Line) a distance of 992.90 feet; Thence S 89°39'33"W, a distance of 1754.87 feet to a 1/2" Iron Pin W/ "LS 1522 Carroll" Cap; Thence N 00°31'25"E, a distance of 992.90 feet; Thence N 89°39'33"E, a distance of 1754.87 feet to a PK Nail W/ "CA 2390" Shiner for the Point of Beginning;

Also Described As The West Farty (20) Acres Of The North Sixty (60) Acres Of The NE/4 Of Section Nine (9), Township Nine (9) North, Range Three (3) West.

Said Tract Contains 20.00 acres or 871,198.00 square feet, more or less

SURVEYORS CERTIFICATE:

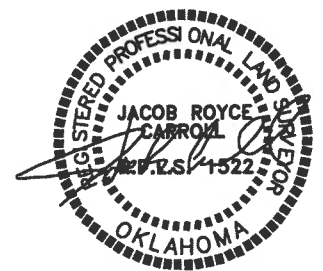
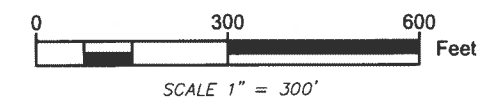
This plat or survey also meets the Oklahoma Minimum Standards for the practice of land surveying as adapted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

BASIS OF BEARINGS

The Oklahoma North - State Plane Coordinate, Zone NAD 83 (2011) was used as The Basis Of Bearing for this Survey. S 0°31'25" E East line of the Northeast Quarter of Section 9

FLOOD HAZARD

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IN ZONE X
PANEL # 40027C0170J
EFFECTIVE DATE: 1/14/2021

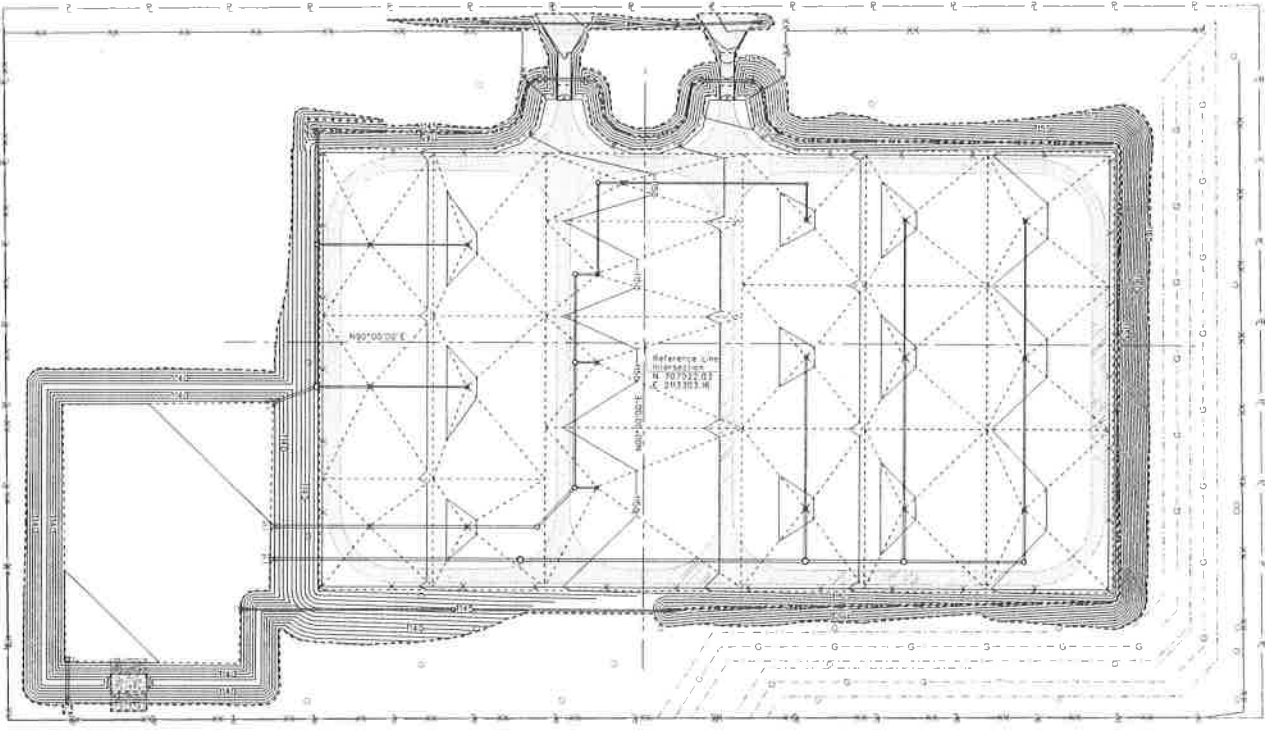


LEGEND		UNDERGROUND UTILITY LINES	
Ø POWER POLE	⊙ GAS METER	— UW — UW — UNDERGROUND WATER	
⊙ UTILITY POLE	⊙ GAS VALVE	— GAS — GAS — GAS LINE	
⊙ LIGHT POLE	⊙ IRRIGATION VALVE	— SS — SS — SS — SANITARY SEWER LINE	
← GUY ANCHOR	⊙ SIGN	— SD — SD — SD — STORM DRAIN LINE	
⊙ ELECTRIC METER	⊙ FIRE HYDRANT	— T — T — T — TELEPHONE LINE	
⊙ ELECTRIC MANHOLE	⊙ WATER METER	— UP — UP — UP — UNDERGROUND ELECTRIC	
EB ⊙ ELECTRIC BOX	⊙ WATER VALVE		
⊙ MAILBOX	⊙ SECTION CORNER	MISC. LINES	
⊙ SANITARY SEWER MANHOLE	⊙ QUARTER CORNER	— OHP — OHP — OHP — OVERHEAD POWERLINE	
⊙ STORM SEWER MANHOLE	S.I.P. ⊙ SET 1/2" IRON PIN	— X — X — X — BARBED WIRE FENCE	
⊙ IRON GRATE INLET	F.I.P. ⊙ FOUND 1/2" IRON PIN	— O — O — O — CHAIN LINK FENCE	
⊙ TELEPHONE MANHOLE	⊙ BENCHMARK	— □ — □ — □ — STOCKADE FENCE	
⊙ TELEPHONE RISER			

Party Chief: CWA
Processed By: CWA
Drawn By: JRG
Checked By: JRC
Date: 5-09-23
Scale: 1"=300'

BEARING TREE LAND SURVEYING, L.L.C.
























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ALTA/ACSM LAND TITLE • CONSTRUCTION • GIS



Map of Project Location showing a grid with 'Project Location' marked in the top right quadrant. The map is bounded by 'N. Fairview Road' at the top, 'S. Fairview Road' at the bottom, 'E. Fairview Road' on the left, and 'W. Fairview Road' on the right. A small circle with a question mark is located in the center of the grid.

Site Location
 HE/4, Sec 9
 T-5N, R-3W, 1M
 Cleveland County, Oklahoma

Legend:

Existing Property Line	
Existing Easement	
Existing Right-of-way	
Existing Boundary Fence	
Existing Edge of Asphalt Road	
Existing Edge of Gravel Road	
Existing Edge of Water	
Existing Flow Line	
Existing Contour	
Existing Geopaving	
Existing Overhead Electric	
Existing Storm Sewer	
Proposed Reference Line	
Proposed Boundary Fence	
Proposed Subdivision Fence	
Proposed Earthwork Limits	
Proposed Flow Line	
Proposed Grade Beam	
Proposed Contour	
Proposed Easement (By Others)	
Proposed Gas Piping (By Others)	
Proposed Crushed Rock (ASTM #57)	
Proposed Crushed Rock 10DDT Type A1	
Proposed Riprap	
Proposed Topsoil and Sod	
Benchmark	
Proposed 7-Line Structure (By Others)	

Point	Description	Marshing	Esting	Deviation
1 ^a	M ² /ton Rm of "Control" Cop	707414.2170	714683.5327	703.783
2 ^a	M ² /ton Rm of "Control" Cop	704916.4360	714686.7248	703.520
3	M ² /ton Rm of "Control" Cop	707318.1360	712325.8661	645.676

^a Outside limits of drawing

Reference Questions

D-327581	Demolition Plans
D-327582	Fence and Drive Plans
D-327583	Grading Plan - Sheet One
D-327584	Grading Plan - Sheet Two
D-327585	Grading Section Views - Sheet One
D-327586	Grading Section Views - Sheet Two
D-327587	Definition Sheet Plans
D-327588	Driveway Plans and Profiles
D-327589	Grading and Drainage Details - Sheet One
D-327590	Grading and Drainage Details - Sheet Two
D-327591	Erosion and Sediment Control Plans
D-327592	Erosion and Sediment Control Details
D-327593	Culvert End Section Details

Abbreviations

BCY	Bank Cubic Yrd
BVE	Beginning Vertical Curve Elevation
BVCS	Beginning Vertical Curve Station
CL	Center Line
CHDRE	Corrupted High-density Polyethylene
CCY	Completed Cubic Yrd
Coast.	Coastline
C	Culvert
Dia.	Diameter
E	East
Exist.	Existing
EL	Existing Grade Elevation
EVCE	End Vertical Curve Elevation
EVCS	End Vertical Curve Station
FG	Finished Grade
Gls	Gloss
I	Inside Diameter
Invert	Invert Elevation
K	Curve Coefficient
L	Left
LF	Linear Feet
Max	Maximum
Mn.	Minimum
N	North/South
OD	Outside Diameter
ODD	Discontinuous Demand of Transportation
PGL	Partial Grade Line
PVC	Polyvinylchloride
PVI	Point of Vertical Intersection
Proposed	Proposed
R	Radius/Right
RCR	Reinforced Concrete Pipe
S	South
SF	Square Feet
Sta	Station
SV	Square Feet
SWPPP	Stormwater Pollution Prevention Plan
T	Top of Grade Elevation
Twp	Twp
V	Value
W	West

General Notes:

[illegible]

Earthwork Notes

- 1 The proposed design is based on an assessment of the stability of the embankment and the slope during the time of construction and operation. The design is based on the assumption that the slope prior to starting construction will be in a state of equilibrium and that the design will be based on the conditions existing at that time.
- 2 Geotechnical Information provided by the Designer. The Subsurface Information for the OCEC, Hannon Substation, is based on the following data:
13562/27 January 2012, for soil boring log;
Contractor's geotechnical report, dated prior to construction, for the duration of construction and operation.
- 3 Contractor's obligation. The Contractor shall be responsible for the design and construction of the embankment and the slope. The Contractor shall be responsible for the design and construction of the embankment and the slope.
- 4 After obtaining the surface materials and other relevant data for the slope, prior to construction, the Contractor shall be responsible for the design and construction of the embankment and the slope. The Contractor shall be responsible for the design and construction of the embankment and the slope.
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(Estimated Construction Quantities (For Reference Only))					
Description		Quantity	Units	Description	Quantity
Ceiling & Gypsum		17,118	SF	Fence Removal	0
"1/2" Drywall 1/2" Acoustic Baffle		29,284	BCT	Substitution Fence w/ Line Code (OSCE Standard ASB)	1,518 LF
Door Erection - 18"		180	CV	Substitution Gate w/ Gate Code 130 Wide Slable Temp	2 EACH
Backfill Approved Fill		180	CCV	Removal Property Fence OSCE Standard ASB, Detail C	0
Geogrid (Tensar T47 or equal)		180	SF	1/2" Property Gate	1,142 LF
(Rubber Rock Backfill) Type A-1		180	CCV	6"x12" OSCE Standards Driveway Gate	1 EACH
Gut		92,478	BCT		408 LF
F/A		34,248	ECH	Rock Check Dam	80 LF
				Temporary Sit Fence	3,378 LF
Channel Rock 18" Depth 100% Type M		2,783	CV	Temporary Road Protection (Slurry Bldg)	20 EACH
Channel Rock 18" Depth 100% Limestone ASTM C33 +5%		8,375	CV	Landscape Concrete Retention Wall	1 EACH
Rock Rubble Riprap 12" Open 10+5%		274	CV	Temporary Construction Entrance	1 EACH
Tripod Fertilizer and Sod		40,127	SF	Kabing Pond Area Striping 19' Assumed Depth	1,536 BC+
Gravelly Fabric Composite 4'-0" x 10' (Slope Length)		7,300	SF	Leaking Pond Area SF	7,300 CV+
Gravelly Fabric Material 4'SLOPE (Slope Length)		8,114	SF	Tripod Fertilizer and Sod (Landing area once outside overtopped crest)	2,558 SF
Soil/Sterilant		75,379	SF		
Precast Drain Inlet - 6x6		18	EACH	Note:	
Precast Drain Manhole - 12x12 (Type II)		1	EACH	1. Allocated material quantities are in place quantities and do not include all materials required to complete the construction (contractor shall be responsible for verifying quantities and materials required to complete the project of the construction as indicated by the plans.	
Precast Manhole - 4x4		5	EACH	2. Extent of any overexcavation and replacement material to be determined at the time of construction.	
Precast Manhole - 6x6		1	EACH	3. Any extent of excavation and replacement of the unstable areas (unstable substrate may be utilized until SOOT type A Graded Rock used as a layer of repair 147 degree for repair). It is estimated that it is 12 inches of Type A graded rock to be required in this scenario, but actual thickness will be determined at the time of construction.	
Precast Manhole - 8x8		3	EACH		
Precast Outlet Control Structure		1	EACH		
Storm Drain Pipe - 18" Class I Corrugated HDPE w/ ODOT Class B Bedding		974	LF		
Storm Drain Pipe - 24" Class I Corrugated HDPE w/ ODOT Class B Bedding		1,694	LF		
Storm Drain Pipe - 30" Class I Corrugated HDPE w/ ODOT Class B Bedding		1,043	LF		
Storm Drain Pipe - 36" Class I Corrugated HDPE w/ ODOT Class B Bedding		1,308	LF		
Storm Drain Pipe - 18" Class III RCP w/ ODOT Class B Bedding		105	LF		
Storm Drain Pipe - 36" Class IV RCP w/ ODOT Class B Bedding		38	LF		
Storm Drain Pipe - 36" Class V RCP w/ ODOT Class B Bedding		87	LF		
Pipe End Section - 24" Dia. Sanitized Steel w/Fresh Guard		1	EACH		
Pipe End Section - 30" Dia. Sanitized Steel w/Fresh Guard		1	EACH		
Pipe End Section - 36" Dia. Sanitized Steel w/Fresh Guard		1	EACH		
All Current End Treatment		1	EACH		
End Current End Treatment - SOOT Sep. #17		4	EACH		

[illegible]

Fill Placement and Compaction Requirements		
Item	Description	
Subgrade Excavation Depth	8 inches	
Maximum Fill/ Lift Thickness	8 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 to 6 inches in loose thickness when hand-tied equipment (e.g., jumping jack or plate compactor) is used	
Compaction Requirements	Compacted soil: At least 95% for fill placed from finished grade to a depth of 6 feet below finished grade. At least 90% for fill placed at a depth greater than 6 feet below finished grade. Type "A" aggregate base: At least 95%	
Water Content Range	Cohesive and cohesionless soils: Within 2% of its optimum value Type "A" aggregate base: Workable moisture content	

1. Fill all excavated approved materials free of organic matter and debris. Frozen materials should be used, and it should be noted on a frozen invoice. A sample of each material type must be submitted to the Geotechnical Engineer for evaluation prior to use on this site.
2. Recycled aggregate is not permitted
3. Coordinate with Foundation Contractor for their slab locations

Maximum dry density and optimum water content as determined by the standard Proctor test (ASTM D698)



Feb 28 2023 13:24

**MICRO
STATION**
SUBSTATION ENGINEERING

OKLAHOMA GAS AND ELECTRIC COMPANY

NORMAN HILLS SUBSTATION 8729-T NORMAN, OKLAHOMA	SITE WORK LOCATION AND SITE CONTROL PLAN
--	---

ENGINEER	T. Layton (BUCd)	DATE		CHECKED	T. Layton (BUCd)	DATE	02-28-23	JOB NUMBER	027580	SCALE	1" = 100'-0"	D	327580
DESIGNER	N. Miller (BUCd)	DATE	02-28-23	APPROVED	T. Layton (BUCd)	DATE	02-28-23	REFERENCE	AS 133-100				
DRAWN BY	N. Miller (BUCd)	DATE	02-28-23	CONTACT	B. Layton	DATE							

INSTRUCTION SHEET NORMAN GREENBELT ENHANCEMENT STATEMENT

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

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

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

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

Definitions for Evaluating Greenbelt Enhancement Statements.

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

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

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

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

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

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

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

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

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

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

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

Greenway means:

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

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

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

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

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

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

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

Specific Principles, Purposes and Goals of the Greenbelt System.

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

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

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

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

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

(d) Multipurpose greenways should be created that:

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

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

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

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____

Pre-Development Case No. _____

Applicant Name: Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant Date: June 6, 2023

Contact Person: David M. Box Telephone/Fax/Email: 405-232-0080

Name of Development: Norman Hills Substation Sketch Area (Acres) 40 acres

General Location: Generally located at the southwest corner of 48th Avenue N.W. and Franklin Road

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

Type of Proposal (please check all that apply)

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

b. Proposed **Land Use:** Residential ☐ Commercial ☐ Industrial ☐ Other Substation

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

The development consists of a substation to serve the area.

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

Yes ☐ No ☒

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

Park: ☐ Yes ☒ No ☐ Public ☐ Private

Open Space: ☐ 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**.

N/A

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

Public Sidewalks (4-5' wide) ☐ Yes ☒ No

Natural Trails (compacted earth 8-10' wide) ☐ Yes ☒ No

Parkway Trails (durable surface 6-8' wide) ☐ Yes ☒ No

Neighborhood Trails (durable or paved, 6-10' wide) ☐ Yes ☒ No

Community Wide Trails (paved, 10-12' wide) ☐ Yes ☒ No

Specialized Trails (equestrian, water, etc) ☐ Yes ☒ No

Other _____

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

There are no such areas within a 1/2 mile.

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.)

NA

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

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

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

NA

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.

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.

na (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.

N (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.

na (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.

Y (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.

Y (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.

na (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.

na (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 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.

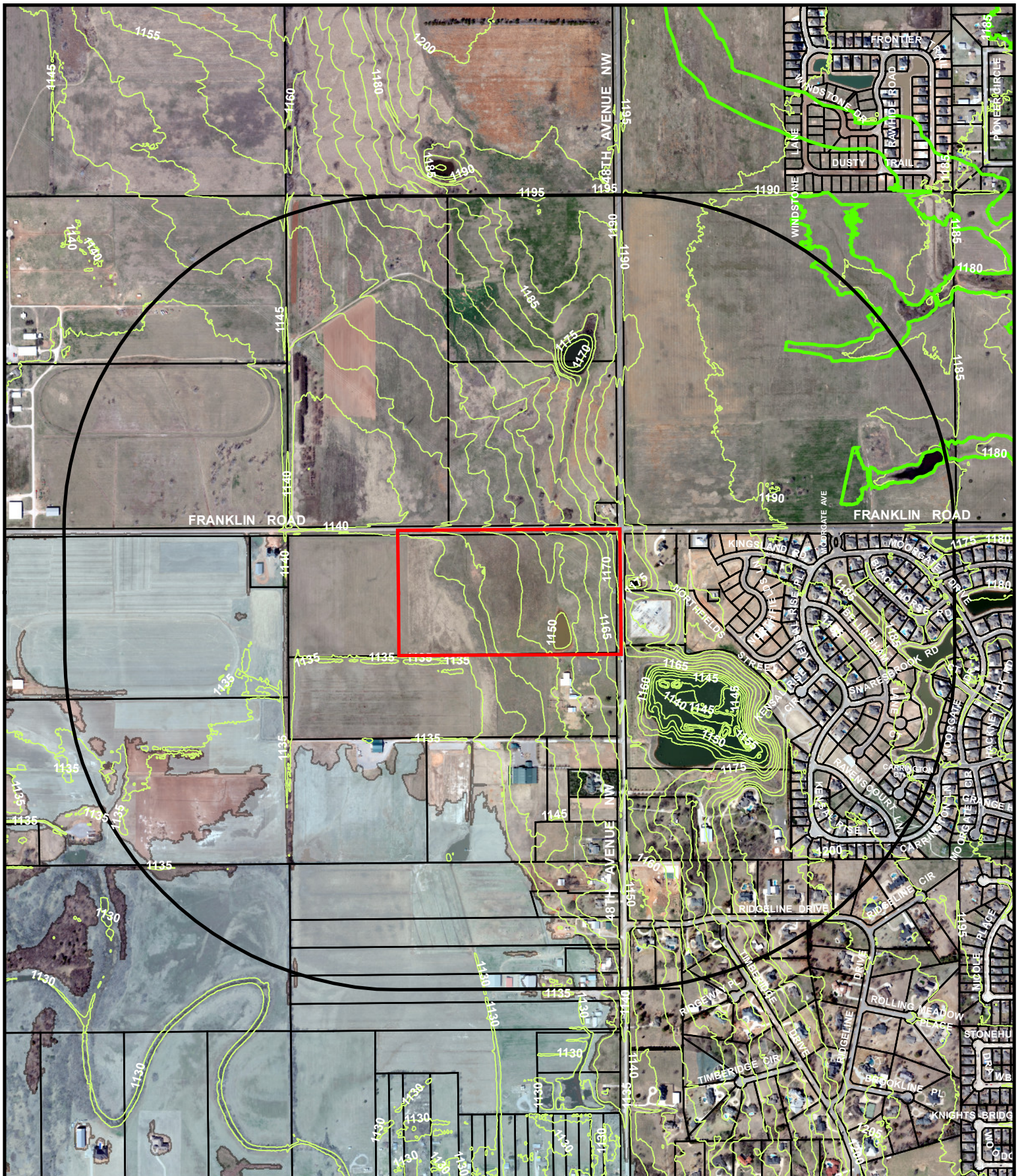
8. **If**, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

The proposed Application is to allow a substation, which must comply with policy regulations to ensure the safety of surrounding properties and civilians. For that reason, this development is unable to add to the City of Norman Greenbelt System.

s/ David Box

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):



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

March 2021 Aerial Photography

June 6, 2023

0 480 960 Ft

1/2 Mile Radius
Parcels

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

Greenbelt Priority Trails

North Norman Tecumseh Trail
Scissortail Trail
South Legacy Trail
East Norman Trails
West Lindsey Extension Trail
Current & In-Progress Trails