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**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 23-13**

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	West Franklin Holding Company, LLC	
LOCATION	West of 48 <sup>th</sup> Ave. NW, South of Franklin Rd., and North of W Tecumseh Rd.	
PROPOSAL	Preliminary Plat for Red Sky Ranch, a Planned Unit Development for 26.2 acres; Rezone approximately 26.2 acres from PUD and A-2, Rural Agricultural District, to PUD, Planned Unit Development.	
NORMAN 2025 LAND USE	Current:	Very Low Density Residential and Floodplain
	Proposed:	No change
ZONING	Current:	PUD, and A-2, Rural Agricultural District
	Proposed:	PUD, Planned Unit Development
	North:	A-2, Rural Agricultural District
	West:	A-2, Rural Agricultural District
	South:	A-2, Rural Agricultural District
	East:	A-2, Rural Agricultural District / RE, Residential Estate Dwelling District

**SYNOPSIS:** The applicant submitted a request for a preliminary plat for property located West of 48 Ave. NW and South of Franklin Rd containing 26.2 acres. The applicant requests to rezone from PUD and A-2, Rural Agricultural District, to a Planned Unit Development to allow 10 single-family residential plots.

**ANALYSIS:** This general area is zoned A-2 area consists of predominantly single-family uses. The site is currently unplatted. Portions of the property are in the 100-year floodplain, however these are outside of the areas planned to be developed

48<sup>th</sup> Ave. NW is designated as a minor arterial along the Eastern edge of the property. The Greenway Master Plan identifies a proposed trail to be created "by Developer" along the east side of 48<sup>th</sup> Ave. NW, as well. There is currently not a sidewalk along the property's frontage on 48<sup>th</sup> Ave. NW.

The Greenbelt Enhancement Statement, rezoning application, NORMAN 2025 amendment application, Conceptual Site Plan, and location map are attached.

**STAFF COMMENTS:** There is a proposed trail in the Greenway Master Plan along 48<sup>th</sup> Ave. NW but it is along the east side of the street. Because the proposed trail is on the other side of the street, there is no opportunity for trails with this proposed development.

Staff places this item on the consent docket for the June 20th, 2023 Greenbelt Commission Meeting.



**Application for  
REZONING OR SPECIAL USE**

Case No. O-\_\_\_\_\_

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

<b>APPLICANT(S)</b> West Franklin Holding Company LLC	<b>ADDRESS OF APPLICANT</b> c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	<b>EXISTING ZONING:</b> A-2, Rural Agricultural District & PUD <b>PROPOSED ZONING OR SPECIAL USE FOR:</b> PUD; Planned Unit Development

**PROPOSED USE(S)** (including all buildings to be constructed): The Applicant intends to develop ten single-family residential lots on the Property, as more particularly described in the PUD. This is an extension of Red Sky Ranch § 1

**STREET ADDRESS OR LOCATION:** West of 48th Ave NW, South of W Franklin Rd, and North of W Tecumseh Rd

**LEGAL DESCRIPTION AND AREA OF REQUEST:** See attachments for Legal Description and Area

**SIZE OF PROJECT AREA:** Approx. 26.232 acres

In order that your application can be heard and considered at the next Planning Commission meeting, you must submit this completed application form and the following required information to the Planning Department (201-A West Gray) for review before **1:30 p.m. the day of the filing deadline** (generally Monday, 31 days before the next Planning Commission meeting):

- ☐ Two copies of the complete **APPLICATION**
- ☐ Copy of **DEED** to land
- ☐ **CERTIFIED OWNERSHIP LIST** of names and addresses of all property owners within three hundred fifty (350) feet of the request, exclusive of streets and alleys which are less than three hundred (300) feet in width (a **RADIUS MAP** showing the three hundred fifty (350) foot notice area will be provided by the Planning Department and a form for the ownership list is attached)
- ☐ **FILING FEE**, as computed by the Planning Department
- ☐ **SITE PLAN** is required in the case of a request for commercial or industrial zoning (22:442.1.7)
- ☐ Pursuant to Section 19-104 of the Subdivision Regulations, a **PRELIMINARY PLAT** may be required to be filed with the Engineering Division, Public Works Department.

**SIGNATURE OF PROPERTY OWNER(S):**

Gunner Joyce, Attorney for Applicant

**ADDRESS AND TELEPHONE:**

Rieger Law Group PLLC

136 Thompson Dr.

Norman, OK 73069

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- ☒ Application
- ☒ Site Plan
- ☒ Certified Ownership List and Radius Map
- ☐ Proof of Ownership
- ☒ Supporting Data
- ☒ Filing Fee of \$ 7.70.00

Date Submitted:

5-1-2023

Time Submitted:

8:35

a.m./p.m.

Checked by:

MT





**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

**Greenbelt Case No.** \_\_\_\_\_ **Pre-Development Case No.** \_\_\_\_\_

Applicant Name: West Franklin Holding Company LLC Date: May 1, 2023

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

Name of Development: Red Sky Ranch Section 2 Area (Acres): 26.232

General Location West of 48th Avenue NW, South of West Franklin, and North of West Tecumseh 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 ☐.

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.

The applicant intends to develop ten single-family residential lots within the property, as more particularly shown in the attached exhibits.

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**.

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 ☒ 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 \_\_\_\_\_

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

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

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

N/A. See above.

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the 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](http://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? N/A

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.

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



**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

- ☒ (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.
- ☒ (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- ☒ (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- ☒ (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ☒ (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ☒ (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- ☒ (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ☒ (j) Permeable ground surfaces have been preserved to the extent possible.
- ☒ (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- ☒ (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.
- ☒ (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- ☒ (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- ☒ (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- ☒ (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ☒ (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- ☒ (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- ☒ (s) Riparian buffers are incorporated into the Greenbelt System.
- ☒ (t) The commercial developments have provided for pedestrian access.
- ☒ (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

**GREENBELT ENHANCEMENT STATEMENT**  
**City of Norman, Oklahoma**

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

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

☒ (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

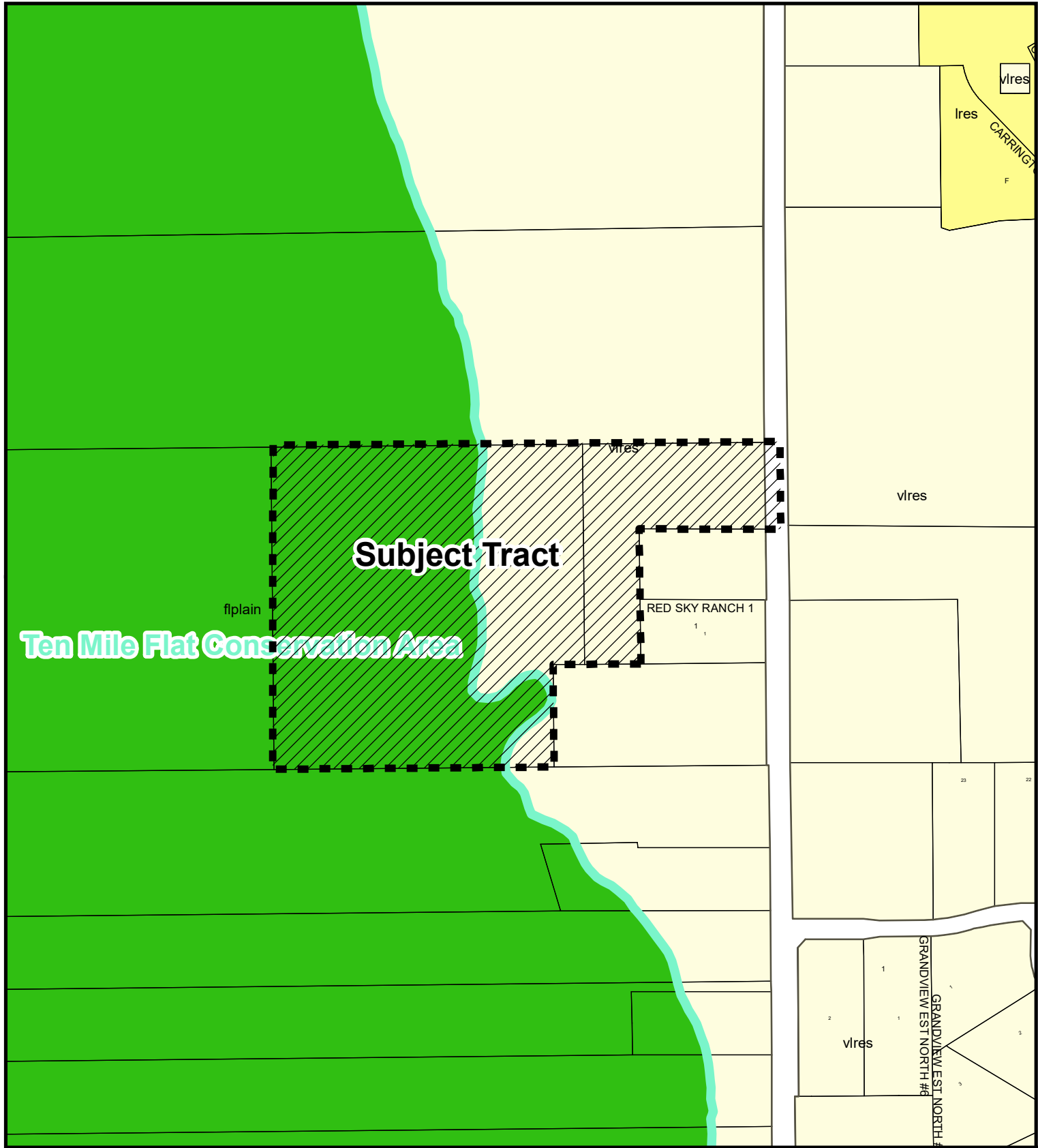
8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



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

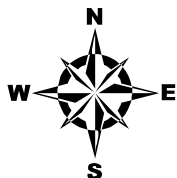




# Norman 2025 Land Use Plan




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.

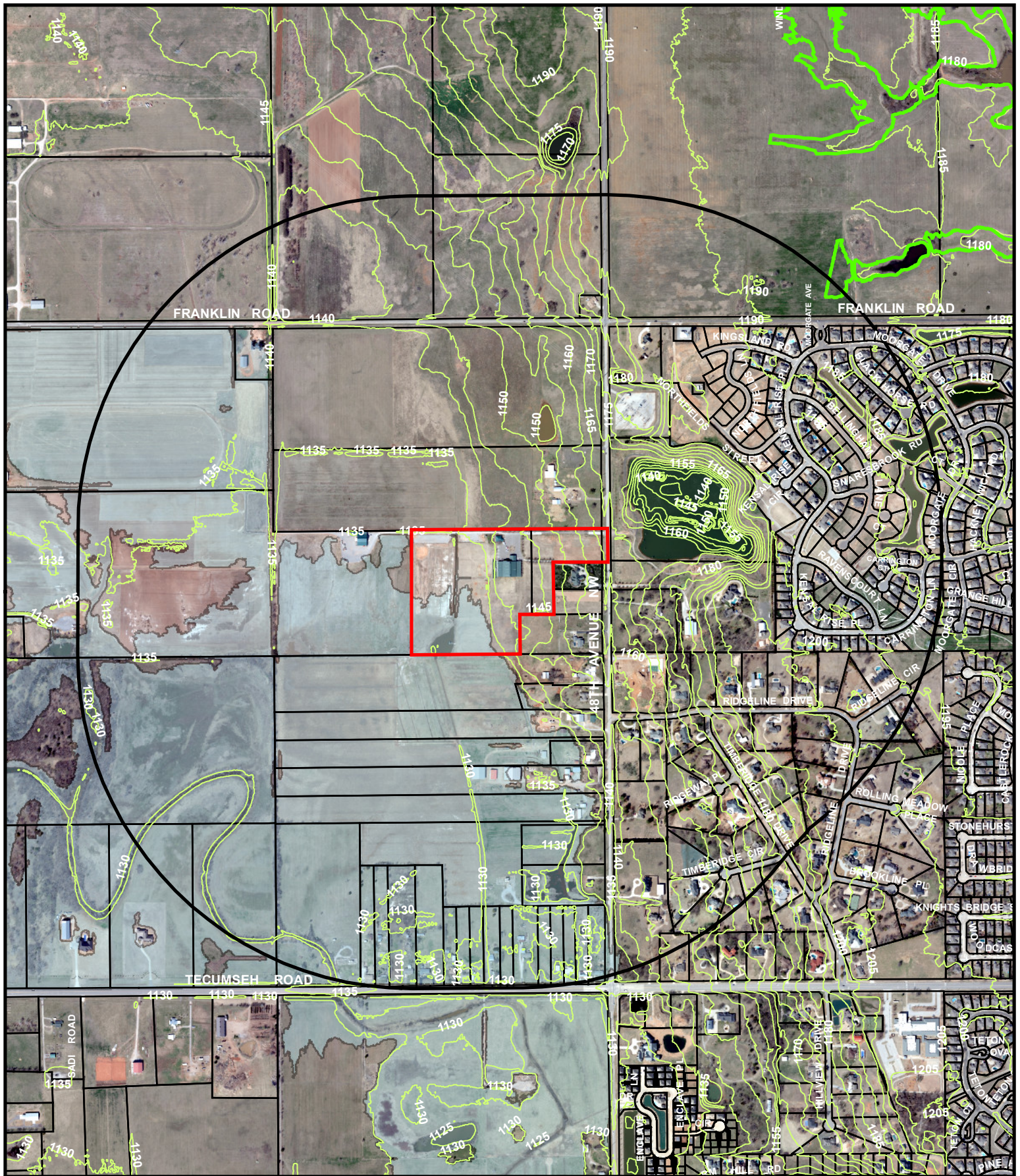


May 5, 2023

0 200 400 Ft.

 Subject Tract





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

May 3, 2023

0 500 1,000 Ft

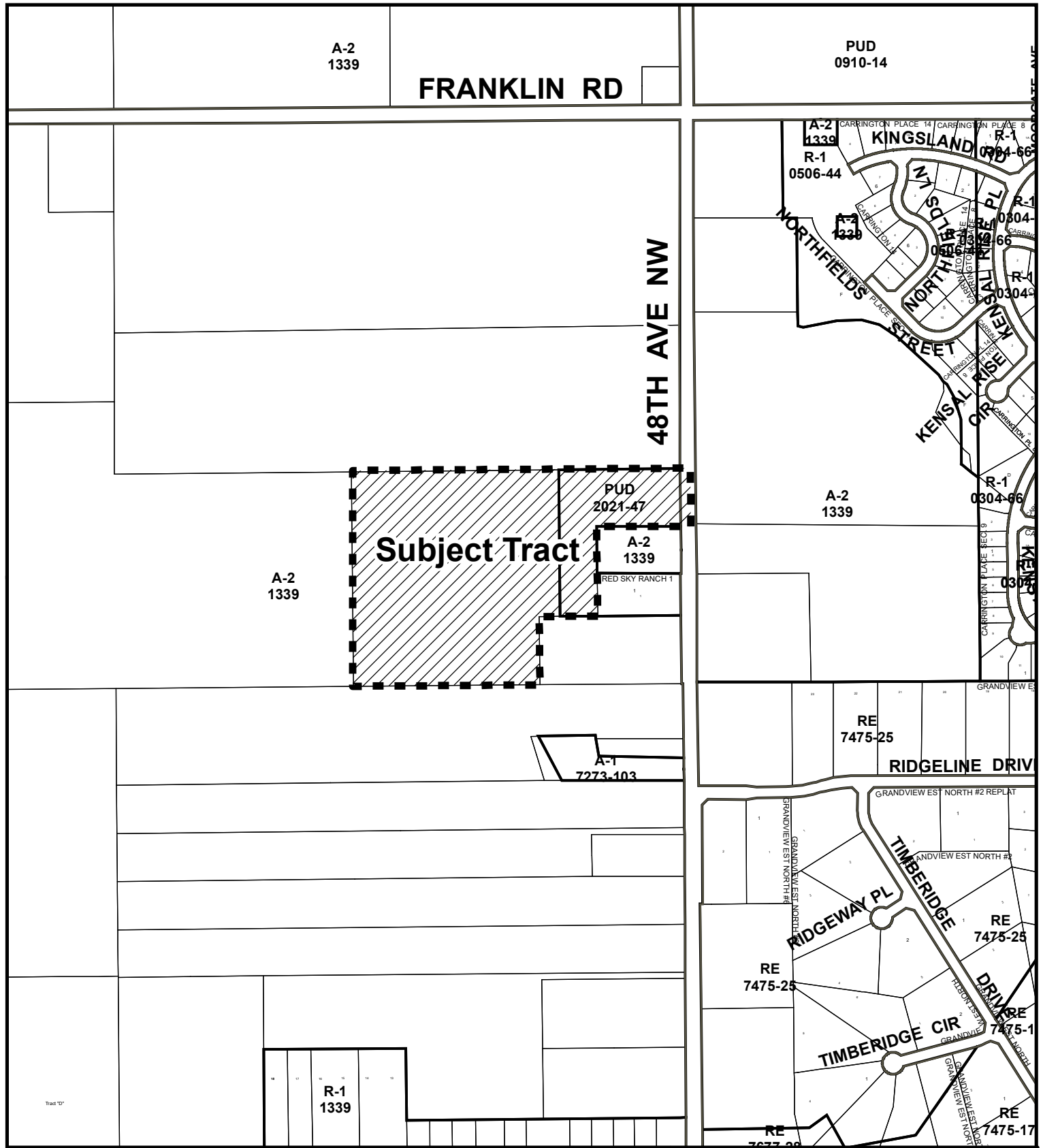
1/2 Mile Radius  
Parcels

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

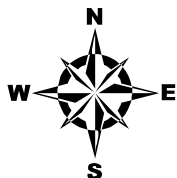




# Location Map



Map Produced by the City of Norman  
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in the information presented.



May 3, 2023

0 300 600 Ft.



Subject Tract



Zoning