



CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room, 225 N. Webster Avenue, Norman,
OK 73069

Tuesday, April 18, 2023 at 5:30 PM

MINUTES

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

A. Call to Order

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

B. Roll Call

PRESENT

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

ABSENT

Commissioner Maureen Chittenden
Commissioner Rachel Wyatt-Swanson
Commissioner Richard Bornhauser

STAFF MEMBERS PRESENT

Colton Wayman, Planner I
Whitney Kline, Administrative Technician III
Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Pham Do – 2908 Twin Lake Dr. Moore, OK
Derek Harris – 11912 N. Penn Ave. OKC, OK
Chris Colijn – 1500 S. Sara Rd. Yukon, OK

C. Approval of the February 21, 2023 Greenbelt Commission Minutes.

1. February 21, 2023 Greenbelt Commission Minutes

Motion by Kristine Wyckoff for approval; **Second** by Andrew Hewlett.

The motion was passed unanimously, with no objection.

D. Review of the Greenbelt Enhancement Statements - CONSENT DOCKET

2. **GBC 23-05**

APPLICANT	Gary and Lynn Do
LOCATION	3360 Classen Boulevard
PROPOSAL	3360 Classen Boulevard Preliminary Plat; Plat approximately 2.22 acres for a commercial development to accommodate uses permitted in the C-2, General Commercial District
NORMAN 2025 LAND USE	Current: Industrial
LAND USE	Proposed: No Change
	Current: Vacant
	Proposed: Commercial
	North: Vacant
	West: Multi-family residential/Single-family residential
	South: Single-family residential
	East: Single-family residential/Office
ZONING	Current: C-2, General Commercial District
	Proposed: No Change
	North: I-1, Light Industrial District
	West: PUD, Planned Unit Development (Ordinance O-1213-56), and A-1, General Agricultural District
	South: A-2, Rural Agricultural District
	East: RM-6, Medium Density Apartment District, and RM-2, Low Density Apartment District

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

The motion was passed unanimously, with no objections.

Commission Discussion:

- Commissioner Hewlett asked applicant if they could explain more about this project.
- Pham Do explained that this project was passed by council in 2008 but they ended up not proceeding with it. Since then the approval has expired so he is back. Mr. Do explained they are building Sunny Side Up restaurant as well as some retail places. He also stated there is no opportunity for additional sidewalks as there are homes on the north and south side as well as a railroad track behind it.

3. **GBC 23-06**

APPLICANT	Logan Wright Foundation
LOCATION	Generally ¼ mile east of 60 th Avenue N.W. on the north side of W. Rock Creek Road

PROPOSAL	Golden Valley Ranch Certificate of Survey (COS); Divide approximately 115.49 acres into 5 tracts for residential development
NORMAN 2025 LAND USE	Current: Floodplain Proposed: No Change
LAND USE	Current: Vacant Proposed: Single-family residential North: Single-family residential/Agriculture West: Agriculture/Vacant South: Vacant East: Agriculture
ZONING	Current: A-2, Rural Agricultural District Proposed: No Change North: A-2, Rural Agricultural District West: A-2, Rural Agricultural District South: A-2, Rural Agricultural District East: A-2, Rural Agricultural District

4. **GBC 23-07**

APPLICANT	Hampton Homes, LLC
LOCATION	229 and 215 N. University Boulevard
PROPOSAL	NORMAN 2025 Land Use Plan Amendment from Office Designation to Medium Density Residential Designation; Rezone approximately 0.32 acres from CO, Suburban Office Commercial District to SPUD, Simple Planned Unit Development, to allow for a multi-family residential development
NORMAN 2025 LAND USE	Current: Office Proposed: Medium Density Residential
LAND USE	Current: Vacant Proposed: Multi-family residential North: Single-family residential West: Single-family residential South: Commercial East: Commercial (Montford Inn)
ZONING	Current: CO, Suburban Office Commercial District Proposed: SPUD, Simple Planned Unit Development North: R-3, Multi-Family Dwelling District West: R-1, Single Family Dwelling District South: Center City Form-Based Code (Urban General) East: CO, Suburban Office Commercial District

5. **GBC 23-08**

APPLICANT	Clara and Johnny Smart
LOCATION	11650 E. Franklin Road

PROPOSAL	WPDS Estates Certificate of Survey (COS); Divide approximately 79.37 acres into 7 tracts for residential development
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Proposed: No Change
	Current: Single-family residential
	Proposed: No Change
	North: Single-family residential/Vacant
	West: Single-family residential
	South: Single-family residential
	East: Single-family residential
ZONING	Current: A-2, Rural Agricultural District
	Proposed: No Change
	North: A-2, Rural Agricultural District
	West: A-2, Rural Agricultural District
	South: RE, Residential Estate Dwelling District
	East: A-2, Rural Agricultural District

Motion by Kristina Wyckoff to place items back on consent and pass the consent docket;
Second by Zach Dufran.

The motion was passed unanimously, with no objections.

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

There were no items on the Non-Consent Docket.

F. Miscellaneous Comments

- Commissioner Larson stated that the revision was still in legal and wanted to know when it was coming out of legal.
- Commissioner Dotson pointed out that ODOT was going to extend trail to 72nd along Highway 9.
- Commissioners discussed wanting to discuss planning an open house to meet with developers on how they can integrate greenspace in their developments.

G. Adjournment

The meeting was adjourned at 6:04 p.m.

Passed and approved this _____ day of _____ 2023.

George Dotson, Chair