
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-14

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Armstrong Bank
LOCATION	South of the SW Corner of 24 th Ave SE and Cedar Lane (Special Planning Area 7)
PROPOSAL	Rezoning the existing I-1, Light Industrial District, into a PUD, Planned Unit Development District, to facilitate a mixed-use development of commercial, office, senior living, and multifamily uses.
NORMAN 2025 LAND USE	Current: Mixed-Use, Urban Service Area, SPA-7 Proposed: Mixed-Use, Urban Service Area,
LAND USE	Current: Vacant Proposed: Mixed-Use, Commercial, Residential, and Office
	North: Commercial West: Commercial/Residential/Industrial South: Agricultural/Industrial East: Multi-Family Residential
ZONING	Current: I-1, Light Industrial District Proposed: PUD, Planned Unit Development
	North: C-2, General Commercial District West: A-2, Rural Agricultural District, I-1, Light Industrial District South: I-1, Light Industrial District East: PUD, Planned Unit Development

SYNOPSIS: The applicant submitted a preliminary plat for property located South of the SW corner of 24th Ave. SE and Cedar Lane. The applicant is proposing a mixed use development comprising of commercial, office, and Multi-Family spaces, as well as a senior living facility. The proposed development generally fits into the specifications for Special Planning Area 7 as outlined in the NORMAN 2025 Land Use and Transportation Plan.

ANALYSIS: This general area is zoned I-1, Light Industrial District, with pockets of C-2, General Commercial District, and A-2, Rural Agricultural District, mixed in the area. There is also a large multi-family PUD immediately to the East across 24th Ave. SE. The area is a mixture of residential, commercial, industrial and office uses with some vacant parcels. In the subject location, no portions are in the 100-year floodplain. However, parts of the property are in, or in close proximity to, the Water Quality Protection Zone (WQPZ).

This section of 24th Ave. SE is designated as a minor urban arterial in the Comprehensive Transportation Plan. This roadway requires a 5' sidewalk for future projects per the Comprehensive Transportation Plan. Additionally, the Greenway Master Plan proposes trails by the developer along the subject parcel's frontage. No sidewalks currently exist on the Eastern edge of the property along 24th Ave. SE, however the site plans call for the construction of them. On the side of the property adjacent to US-77, no such trails are proposed.

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

STAFF COMMENTS: Staff places this item on the non-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

APPLICANT(S) Armstrong Bank	ADDRESS OF APPLICANT c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 405-310-5274 EMAIL: gjoyce@riegerlawgroup.com	EXISTING ZONING: <u>I-1; Light Industrial</u> PROPOSED ZONING OR SPECIAL USE FOR: <u>PUD; Planned Unit Development</u>

PROPOSED USE(S) (including all buildings to be constructed): The Applicant seeks to rezone and plat the subject property in order to facilitate a mixed-use development of commercial, office, senior living, and multifamily uses

STREET ADDRESS OR LOCATION: South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE

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

SIZE OF PROJECT AREA: Approx. 40.41 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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Y
- ☒ Application
 - ☒ Site Plan
 - ☒ Certified Ownership List and Radius Map
 - ☒ Proof of Ownership
 - ☒ Supporting Data
 - ☒ Filing Fee of \$ 910.⁰⁰

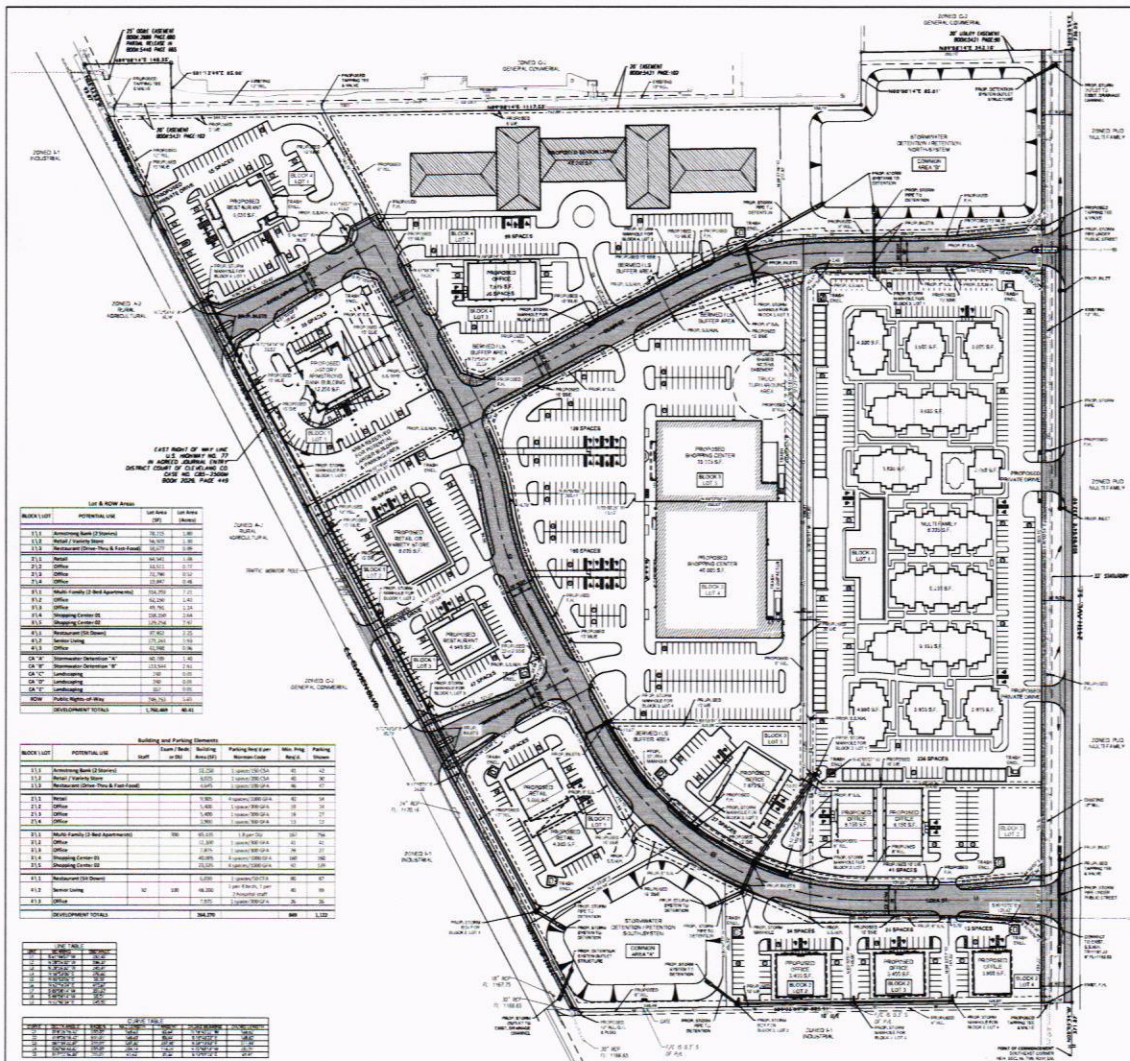
Date Submitted:

6-1-2023

Time Submitted:

12:32 a.m./p.m. (p.m.)

Checked by:



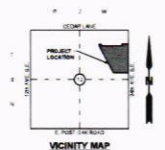
Lot & Acreage Areas				
Block/Lot	IDENTIFICATION	Lot Area (SF)	Lot Area (Acres)	
13.3	Armstrong Road 2 (Vacant)	58,125	1.32	
13.3	Refill / Vacant Site	58,917	1.30	
13.3	Armstrong Road 3 (Vacant)	58,917	1.30	
13.3	Armstrong Road (Drive, Walk, & Foot Path)	58,917	1.30	
13.3	Refill	58,917	1.30	
13.3	Office	58,917	1.30	
13.3	Office	51,790	1.17	
13.3	Office	52,841	1.18	
13.3	Multi Family (2 Bed Apartments)	52,841	1.21	
13.3	Office	52,841	1.21	
13.3	Office	49,761	1.13	
13.3	Shipping Center 1B	138,210	3.24	
13.3	Office	74,421	1.71	
13.3	Residential (2 Bed House)	57,862	1.30	
13.3	Service Center	52,841	1.21	
13.3	Office	62,182	1.42	
CA "A"	Stormwater Detention "A"	48,180	1.10	
CA "B"	Stormwater Detention "B"	113,544	2.61	
CA "C"	Landscaping	260	0.01	
CA "D"	Landscaping	260	0.01	
CA "E"	Landscaping	260	0.01	
CA "F"	Public Right-of-Way	760,761	17.45	
KCOW	Public Right-of-Way	1,360,180	31.05	

[illegible]

Year	Population	Population
1990	1,000,000	1,000,000
1991	1,000,000	1,000,000
1992	1,000,000	1,000,000
1993	1,000,000	1,000,000
1994	1,000,000	1,000,000
1995	1,000,000	1,000,000
1996	1,000,000	1,000,000
1997	1,000,000	1,000,000
1998	1,000,000	1,000,000
1999	1,000,000	1,000,000
2000	1,000,000	1,000,000

Year	Area	Population	Area	Population	Area	Population
1990	100	100	100	100	100	100
1995	100	100	100	100	100	100
2000	100	100	100	100	100	100
2005	100	100	100	100	100	100
2010	100	100	100	100	100	100
2015	100	100	100	100	100	100
2020	100	100	100	100	100	100
2025	100	100	100	100	100	100
2030	100	100	100	100	100	100
2035	100	100	100	100	100	100
2040	100	100	100	100	100	100
2045	100	100	100	100	100	100
2050	100	100	100	100	100	100
2055	100	100	100	100	100	100
2060	100	100	100	100	100	100
2065	100	100	100	100	100	100
2070	100	100	100	100	100	100
2075	100	100	100	100	100	100
2080	100	100	100	100	100	100
2085	100	100	100	100	100	100
2090	100	100	100	100	100	100
2095	100	100	100	100	100	100
2100	100	100	100	100	100	100

PRELIMINARY SITE DEVELOPMENT PLAN
ARMSTRONG BANK
CONSOLIDATION PROJECT
PLANNED UNIT DEVELOPMENT
OF THE N.E. 1/4, SEC. 16, T8N, R2W, I.
MAN, CLEVELAND COUNTY, OKLAHOMA

[illegible]

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: Armstrong Bank Date: June 1, 2023

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

Name of Development: Armstrong Bank Consolidation Project Area (Acres): Approx. 40.41 acres

General Location South of East Cedar Lane, East of Classen Blvd., and West of 24th Ave SE

***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 Mixed Use

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 seeks to rezone and plat the subject property in order to facilitate a mixed-use development of commercial, office, senior living, and multifamily uses, as more specifically described in the PUD Narrative and as shown on the Preliminary Site Development Plan.

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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> Private
Open Space:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Detention Pond:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Parking Lot Landscape:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Floodplain/Creek:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Public <input type="checkbox"/> 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)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Natural Trails (compacted earth 8-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Parkway Trails (durable surface 6-8' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other	_____	

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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.)

Walmart Supercenter is located to the North. Songbird Park is to the West. The Links Golf Course is to the East.

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.)

Sidewalks will be installed where required by City Ordinance, as demonstrated on the Preliminary Site Development Plan

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? Green Space and Open Space will remain private and be maintained by POA

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.

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☒ (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.

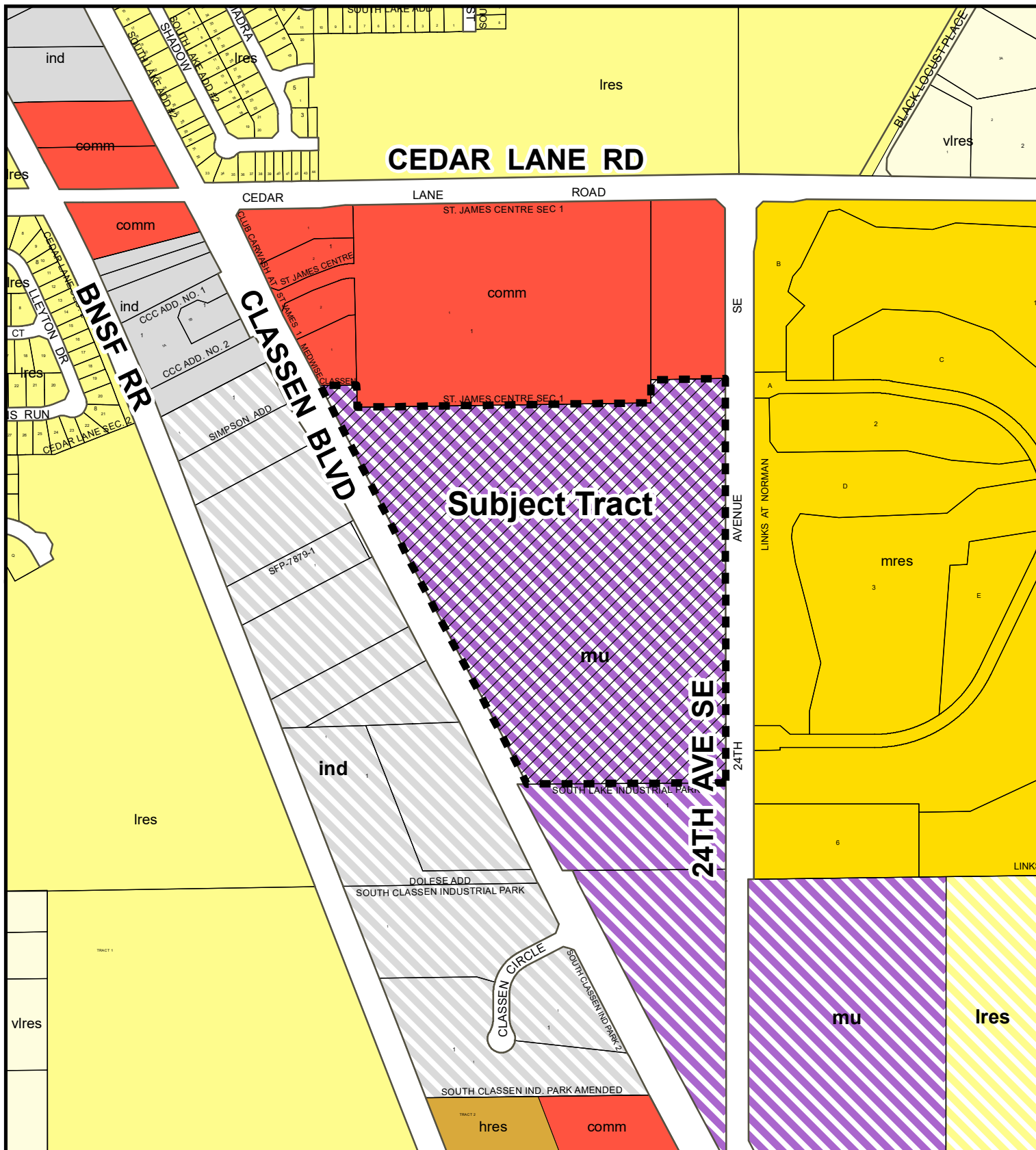
8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

Signature of Applicant or Contact Person (required) :



Gunner Joyce
Attorney for Applicant

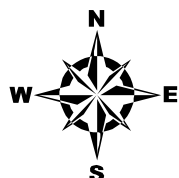
GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):



Norman 2025 Land Use Plan




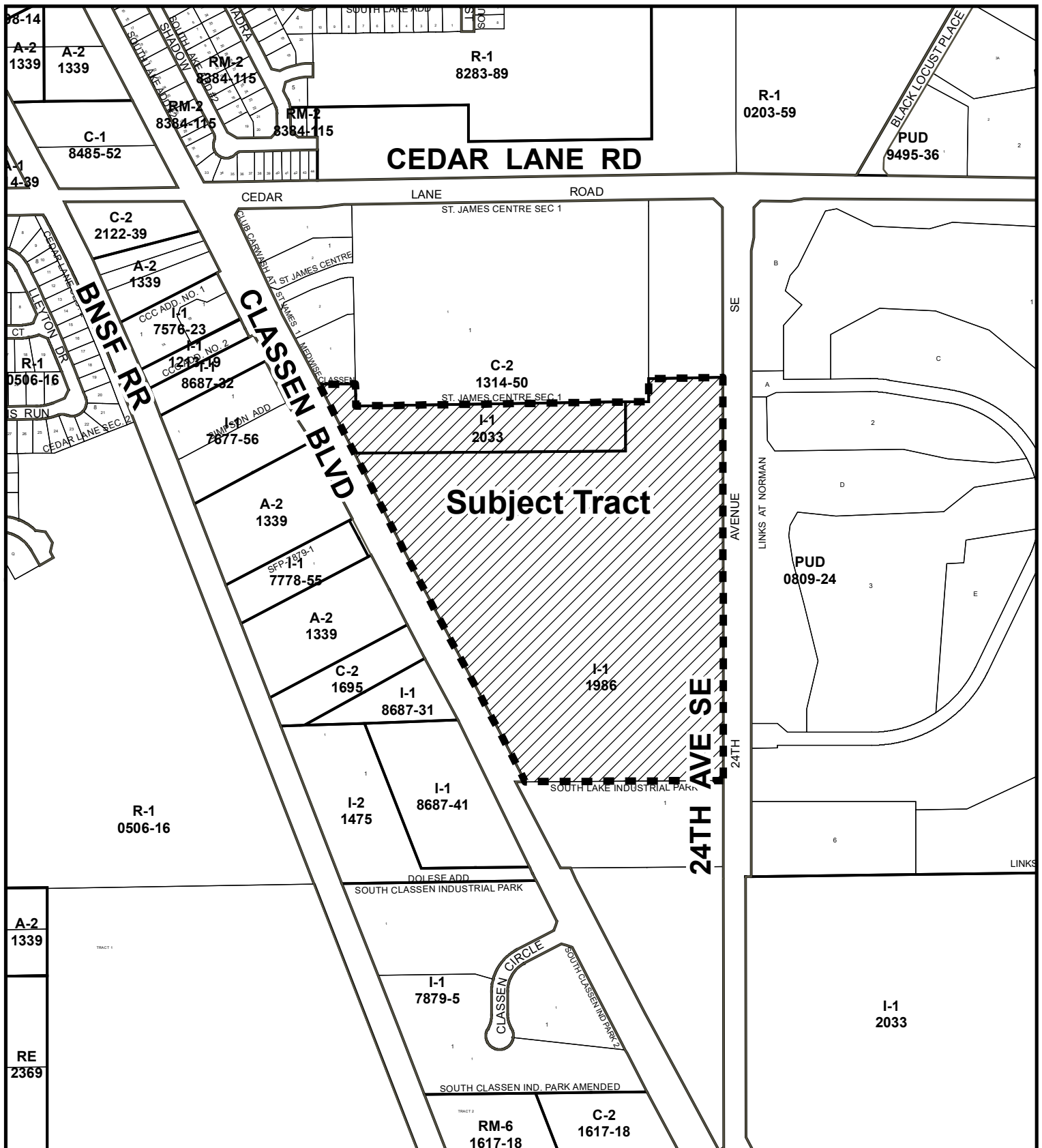
Map Produced by the City of Norman
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May 3, 2023

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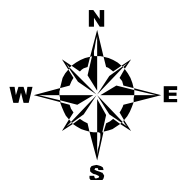
 Subject Tract



Location Map



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May 3, 2023

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 Subject Tract
 Zoning