

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: T-PLUS, LLC Date: 10/29/2024

Contact Person: MICHAEL THOMAS Telephone/Fax/Email: (405)760-6633

Name of Development OAK HILL RANCH PHASE 2 Area (Acres) 80

General Location W1/2 OF THE SE 1/4, SECTION 22, T-8-N, R-1-W, I.M. NEAR 108TH AVE SE & ETOWAH RD, NORMAN

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 2-330.

Oak Hill Ranch Phase 2 will be a residential estates sub-division, with 10 acre lots. It is rural in character, and is well away from the Norman trail system. However, because of its pastoral nature, it will have abundant wildlife habitat and natural landscapes.

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 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.)

N/A

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

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).

- Storm water channels
- Detention ponds
- Floodplains
- Stream bank/Riparian corridors
- Utility Easements
- Abandoned/Active RR corridors
- Other _____

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

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.

N/A (a) Portions of the Greenbelt System are accessible to the general public.

N/A (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

N/A (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.

N/A (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.

N/A (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.

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

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

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

N/A (j) Permeable ground surfaces have been preserved to the extent possible.

N/A (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.

N/A (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.

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

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

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

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

N/A (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.

N/A (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.

N/A (s) Riparian buffers are incorporated into the Greenbelt System.

N/A (t) The commercial developments have provided for pedestrian access.


N/A (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.

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

N/A (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.)

Oak Hill Ranch Phase 2 is miles away from the nearest sidewalk, school, business, or park. The single home lots will be 10 acres each, and so will have abundant natural space around each home. But because of its rural nature, it is not practical to include it in Norman's Greenbelt system.

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):