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**GREENBELT ENHANCEMENT STATEMENT**

**ITEM NO. 23-05**

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**STAFF REPORT**

**GENERAL INFORMATION**

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 Proposed: No Change
LAND USE	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

**SYNOPSIS:** The applicant submitted a preliminary plat for property located at 3360 Classen Boulevard. The applicant plans for a commercial development to accommodate restaurants, retail shops, and office uses. The proposed development will comply with all requirements in the C-2, General Commercial District.

**ANALYSIS:** This area is zoned I-1, Light Industrial District, PUD, Planned Unit Development (Ordinance O-1213-56), A-1, General Agricultural District, A-2, Rural Agricultural District, RM-6, Medium Density Apartment District, and RM-2, Low Density Apartment District. The area is a mixture of residential, commercial, and office uses with some vacant parcels. In the subject location, no portions are in the 100-year floodplain or designated as Water Quality Protection Zone (WQPZ).

Classen Boulevard is designated as a principal urban arterial in the Comprehensive Transportation Plan adjacent to the subject parcel. This roadway requires a 5'-10' 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. The applicant intends to install a sidewalk with the development of the property.

The Greenbelt Enhancement Statement, preliminary plat, and location map are attached.

**STAFF COMMENTS:** Staff reviewed the Greenway Master Plan and the Priority Trails Map. As noted above, this section of Classen Boulevard requires a 5'-10' sidewalk for future projects. The applicant will provide a sidewalk with the development of the property. Given this, there are no opportunities for trails.

Staff places this item on the consent docket for the April 18, 2023 Greenbelt Commission Meeting.

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

Greenbelt Case No. \_\_\_\_\_ Pre-Development Case No. 23-05

Applicant Name: Gary Do & Lynn Do Date: 2-21-23  
Contact Person: Pham Do Telephone/Fax/Email: (405) 831-8929 PhamDo5@gmail.com  
Name of Development: \_\_\_\_\_ Area (Acres): 2  
General Location 3360 Klassen Blvd, Norman OK 73071

**\*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.

Retail Development to include restaurants, retail shops, insurance offices, et c...

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:	<del>✓</del> Yes ___ No	___ Public <del>✓</del> Private
Parking Lot Landscape:	<del>✓</del> Yes ___ No	___ Public <del>✓</del> 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)	<del>✓</del> Yes	___ No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<del>✓</del> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<del>✓</del> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<del>✓</del> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<del>✓</del> No
Specialized Trails (equestrian, water, etc)	___ Yes	<del>✓</del> No
Other	_____	

**GREENBELT ENHANCEMENT STATEMENT**  
**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.)

No

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.)

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?

Water detention is necessary due to fact that 2 acres is currently vacant land.

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.)

*This is on a very busy state highway 77 on Classen Blvd. Therefore, there is no need for the green belt trail easement. Plus a sidewalk will be installed.*

Signature of Applicant or Contact Person (required) : *Rham Da*

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



DESCRIPTION	#	ACRES	LOT #
COMMERCIAL	1	2.06	1, Block 1

DEVELOPER:  
PHAM DO  
2908 TWIN LAKES DRIVE  
MOORE, OKLAHOMA 73165

### SURVEY CONTROL

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
LLS-101	671696.410	2143426.073	1169.95	#4 BAR
LLS-102	671597.800	2143125.347	1165.18	#4 BAR
GPS-352	673056.464	2140740.199	1144.12	BRASS CAP
GPS-353	670723.048	2140717.613	1153.61	BRASS CAP
GPS-354	674515.297	2143620.138	1164.14	BRASS CAP

THE HORIZONTAL AND VERTICAL CONTROL ARE DERIVED FROM THE CITY OF NORMAN CONTROL MONUMENTS 352 AND 354 WHICH ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83, 1993 OKLAHOMA SOUTH AND NAVD 88.

PHILIP BOESKIN &  
MARGARET SUGG

### CERTIFICATE OF COUNTY TREASURER

I, Sandra Deselms, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Cleveland County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 2006 and prior years on the land shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman in Cleveland County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

#### LEGEND

- ~1234~ PHYSICAL STREET ADDRESS
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (Set 1/2" Iron Rod unless otherwise noted)
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BUILDING LIMIT LINE
- LONA LIMITS OF NO ACCESS

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman in Cleveland County, State of Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

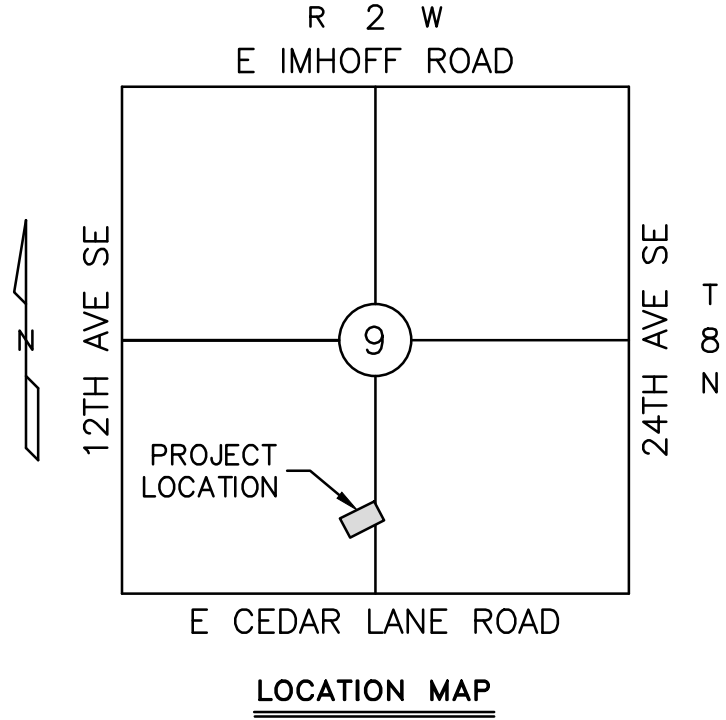
County Treasurer — Sandra Deselms

### SURVEYOR'S CERTIFICATE

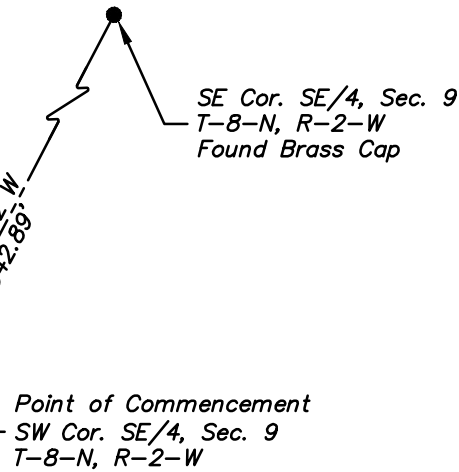
I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the preliminary plat of DOMERICA, a part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of Norman, Cleveland County, Oklahoma, represents a careful survey thereof made under my supervision on the 1st day of August, 2007, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Kelly J. Henderson, PLS #1395  
Lemke Land Surveying, Inc.

## PRELIMINARY PLAT OF DOMERICA A PART OF THE SOUTHWEST/4, SECTION 9, T8N, R2W, I.M. Norman, Cleveland County, Oklahoma



BASIS OF BEARING IS GRID BEARING  
AND CENTERLINE OF HIGHWAY 77 HAVING  
A BEARING OF N 27°36'30" W.



### BONDED ABSTRACTOR'S CERTIFICATE

State of Oklahoma  
County of Cleveland

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, Oklahoma appears to be vested in LYNN and LIET V. DO and that on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2007 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person except mortgages of record.

EXECUTED at Norman, Cleveland County, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST: CLEVELAND COUNTY ABSTRACT COMPANY

Secretary Vice President

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, are hereby accepted.

Approved by the Council of the City of Norman, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST: CITY OF NORMAN, OKLAHOMA

Attest City Clerk — Mary Hatley Mayor — Cindy S. Rosenthal



DOMERICA  
SHEET 1 OF 1

### LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE A.T.&S.F. RIGHT-OF-WAY 2040.8 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTH LINE OF SAID QUARTER SECTION;

THENCE SOUTHEASTERLY (RECORD) SOUTH 27°46'19" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY 226.9 FEET;

THENCE NORTH 62°50' EAST (RECORD) NORTH 62°49'22" EAST (MEASURED) FOR A DISTANCE OF 285.65 FEET (RECORD) 289.58 FEET (MEASURED);

THENCE NORTH 253 FEET (RECORD);

THENCE WESTERLY (RECORD) SOUTH 63°05'53" WEST (MEASURED) TO THE PLACE OF BEGINNING.

AND

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 737.12 FEET (RECORD) 753.59 (MEASURED) NORTH (RECORD) NORTH 00°07'05" WEST (MEASURED) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 269.98 FEET (RECORD) TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77;

THENCE IN A SOUTHEASTERLY DIRECTION (RECORD) SOUTH 26°54'10" EAST (MEASURED) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 240 FEET (RECORD) 224.96 FEET (MEASURED);

THENCE SOUTH 62°50' WEST (RECORD) SOUTH 62°49'22" WEST (MEASURED) A DISTANCE OF 125 FEET (RECORD) 108.5 FEET (MEASURED) TO THE PLACE OF BEGINNING.

THE ABOVE TWO (2) TRACTS OF LAND ALSO BEING DESCRIBED AS A SINGLE PARCEL AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING ASSUMED TO BEAR NORTH 89°06'44" EAST, AND BEING MONUMENTED BY A PK NAIL FOR THE SOUTHWEST CORNER AND A 3" O.D.O.T. BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

COMMENCING AT PK NAIL FOR THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°07'05" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 108.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77 TO NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 26°54'10" WEST, A DISTANCE OF 224.96 FEET TO NO. 3 REBAR;

THENCE, SOUTH 63°05'53" WEST, A DISTANCE OF 401.58 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445"; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE A.T.&S.F. RAILROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 27°46'19" EAST, A DISTANCE OF 226.90 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 289.58 FEET TO THE POINT OF BEGINNING.

In witness whereof we, the undersigned have cause this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST: PHAM DO

State of Oklahoma  
County of Cleveland

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by LYNN DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: \_\_\_\_\_ Notary Public

State of Oklahoma  
County of Cleveland

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by LIET V. DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: \_\_\_\_\_ Notary Public

Parkhill



Parkhill.com

DOMERICA  
PRELIMINARY PLAT  
CLASSEN BLVD. AND SOUTH LAKE BLVD.

CLIENT  
PHAM DO

3360 Classen Blvd.  
NORMAN, OKLAHOMA 73072

PROJECT NO.  
07043

3/31/2023 PRELIMINARY PLAT APPLICATION

# DATE DESCRIPTION





DOMERICA  
SITE PLAN  
CLASSEN BLVD. AND SOUTH LAKE BLVD.

CLIENT  
PHAM DO

3360 Classen Blvd.  
NORMAN, OKLAHOMA 73072

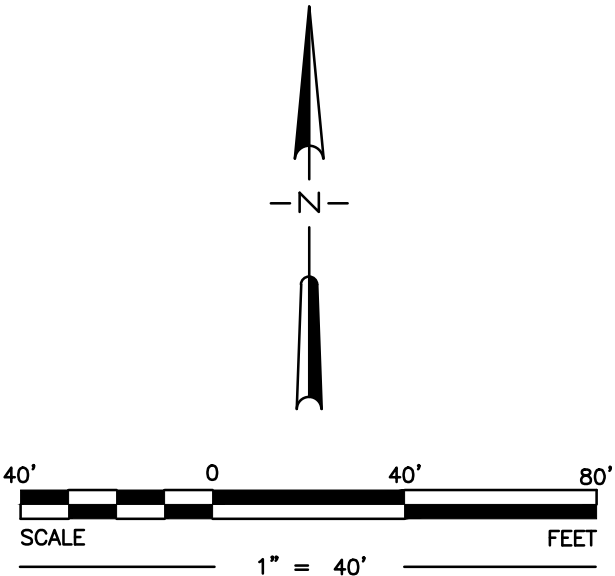
PROJECT NO.  
07043

3/31/2023 PRELIMINARY PLAT APPLICATION

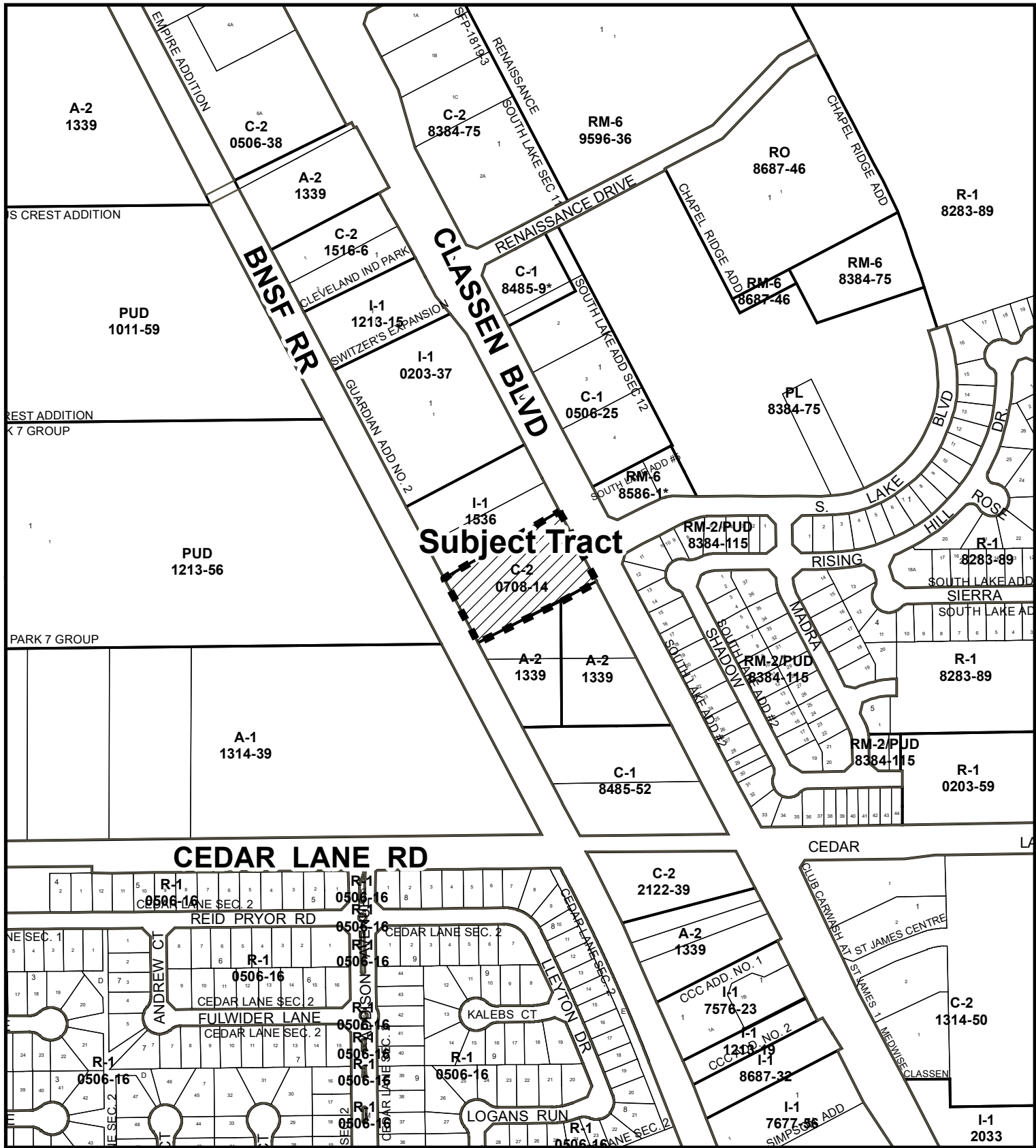
#	DATE	DESCRIPTION
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NOTE:  
THE DETENTION D/E AND  
RELATED STRUCTURES SHALL BE  
PRIVATELY MAINTAINED.

NOTE:  
ALL SIGNAGE AND STRIPING ASSOCIATED WITH THE PROJECT SHALL  
CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC  
CONTROL DEVICES (MUTCD). SPECIFICALLY, PARKING SPACES SHALL BE  
PAINTED WHITE. PARKING FOR THE DISABLED SIGNS SHALL BE TYPE  
R7-8, AND ALL SIGNS SHALL BE INSTALLED WITH A 7-FT MOUNTING  
HEIGHT FROM GROUND TO BOTTOM OF SIGN.



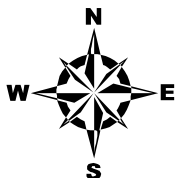




# Location Map



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.

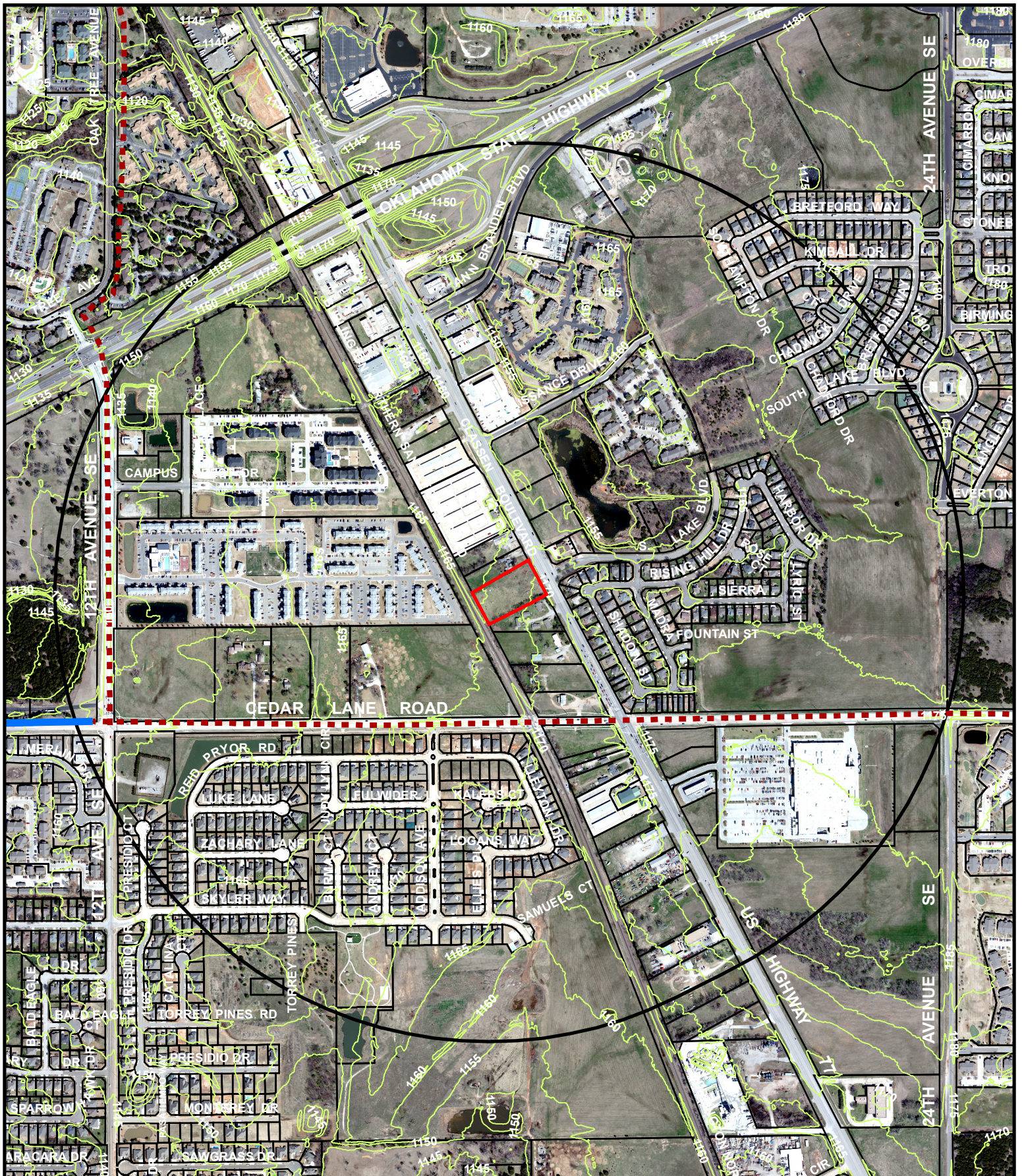


March 3, 2023

0 200 400 Ft.

-  Subject Tract
-  Zoning





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

March 3, 2023

0 400 800 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