

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. GBC 23-29

Pre-Development Case No.

Applicant Name: Wiggins Properties, LLC Date: 11/1/2023

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

Name of Development Liberty Point Area (Acres) approx. 151

General Location East of US Highway 77, South of East Cedar Lane, and North of Post Oak 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 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 2-330.

The Applicant intends to develop a mixed-use resort destination that will feature RV camp sites, glamping tents, and cabins. The resort is planned to offer expansive open space amenities and natural buffers, such as ponds, walking trails, and an Adventure Park. Traditional resort amenities, such as a swimming pool, clubhouse, restaurant, and bar, will also be included. A preliminary conceptual layout of the development is included in this application packet.

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.)

The Links Apartment Complex, the Future Armstrong Bank Commercial 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.)

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).

- | | |
|-------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | Storm water channels |
| <input checked="" type="checkbox"/> | Detention ponds |
| <input checked="" type="checkbox"/> | Floodplains |
| <input checked="" type="checkbox"/> | Stream bank/Riparian corridors |
| <input checked="" type="checkbox"/> | Utility Easements |
| <input checked="" type="checkbox"/> | Abandoned/Active RR corridors |
| <input type="checkbox"/> | 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.

- ☒ (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.
☒ (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.
- ~~X~~(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.
- ~~X~~(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- ~~X~~(g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- ~~X~~(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.
- ~~X~~(i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- ~~X~~(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.
- ~~X~~(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.
- ~~X~~(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.
- ~~X~~(p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- ~~X~~(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.
- ~~X~~(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.
- ~~X~~(t) The commercial developments have provided for pedestrian access.
- ~~X~~(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.
- ~~X~~(v) Cluster development has been utilized as a means to develop the Greenbelt System.
- ~~X~~(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):