
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-18

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
LOCATION	718 N. Porter Ave.
PROPOSAL	2025 Land Use Amendment from Commercial and Office to Institutional
NORMAN 2025 LAND USE	Current: Office and Commercial Proposed: Institutional
LAND USE	Current: Vacant Office Proposed: Institutional North: Office West: Residential South: Commercial Restaurant East: Commercial Parking
ZONING	Current: C-2, General Commercial District, and RM-2, Low Density Apartment District Proposed: SPUD, Simple Planned Unit Development North: C-2, General Commercial District, and R-3 Multifamily Dwelling District West: R-3, Multifamily Dwelling District South: C-2, General Commercial District East: PUD, Planned Unit Development

SYNOPSIS: The applicant submitted a NORMAN 2025 Land Use amendment from Commercial and Office to Institutional for a property containing approximately 0.85 acres located at 718 N. Porter Ave. The applicant is proposing to continue with certain

currently allowed C-2 uses and allow the use of the first floor initially as a low-barrier emergency shelter as a municipal service to the public.

ANALYSIS: The zoning in this area is a mix of RM-2, Low-Density Apartment District, C-2, General Commercial District, PUD, Planned Unit Development, and R-3, Multifamily Dwelling District. The area contains a mixture of residential, medical, restaurant, and office uses.

Porter Ave. at this location is designated as a Minor Urban Arterial in the Comprehensive Transportation Plan. This type of roadway requires 5' sidewalks for future projects per the Comprehensive Transportation Plan, however sidewalks already exist at this location leaving no further opportunity for trail development.

The Greenbelt Enhancement Statement, NORMAN 2025 amendment application, site plan, and location map are attached.

STAFF COMMENTS: Staff places this item on the consent docket for the July 18th, 2023 Greenbelt Commission Meeting.



APPLICANT(S) <u>City of Norman</u>	ADDRESS OF APPLICANT <u>201 W. Gray</u> <u>Norman, OK 73069</u>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Planning (405) 307-7112</u> EMAIL: <u>current.planning@normanok.gov</u>	TYPE OF AMENDMENT(S): <input type="checkbox"/> Growth Area Designation <input checked="" type="checkbox"/> Land Use Plan <input type="checkbox"/> Transportation Plan
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LOCATION AND EXTENT OF AMENDMENT(S): 718 N. Porter
Lots 17-25 of Block 3 Jones Addition

SIZE OF PROJECT AREA: 85 acres

PRESENT DESIGNATION:
Growth Areas: Current Urban Service Area
Land Use: Office Designation and Commercial Designation
Streets: Rich Street - Local, Porter Ave - Minor Urban Arterial
Other: N/A

REQUEST TO BE CHANGED TO: Institutional Designation

JUSTIFICATION FOR AMENDMENT (Include any change of conditions, appropriate NORMAN 2025 PLAN Policy Statements, and any other evidence which would support the change.):
Currently the site has two Land Use Designations - office & commercial. The city plans to utilize the site for municipal services to the public, with this proposal the land use designation should amend to Institutional for the entire property.

EXPECTED AFFECTS ON SURROUNDING PROPERTIES: Increase in pedestrian traffic in the area, minimal increase in vehicular traffic.

(Attach additional sheets, maps, etc., if necessary.)

SIGNATURE OF APPLICANT: _____

FOR OFFICE USE ONLY

Filing fee of \$150.00

Date Submitted: _____

Checked by: _____

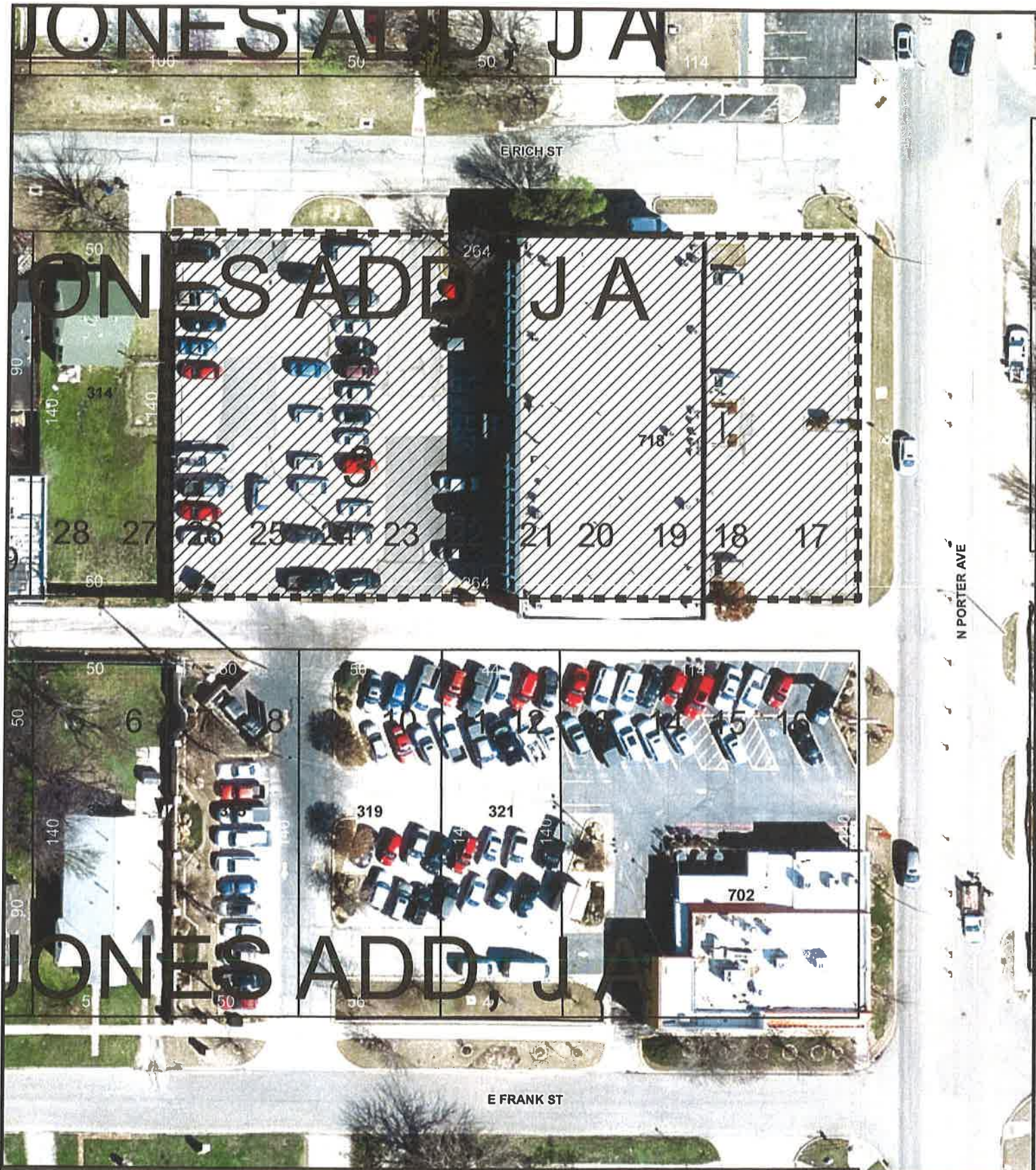


Photo Site Plan: 718 N Porter Ave

DATE: 7/13/2023



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.



1 INCH = 50 FEET



LEGEND



Subject Tract



Easement



Parcel

2021 Aerial Photo

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

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

Applicant Name: City of Norman Date: July 1, 2023
Contact Person: Jane Hudson Telephone/Fax/Email: 405-307-7112
Name of Development 718 N Porter Area (Acres) 0.85
General Location 718 N Porter Ave

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 Institutional

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.

2. Does your proposed development or project incorporate open space(s)?

Yes X No ___

Please check **what** type(s) of **open spaces are proposed** within your development:

Park:	___ Yes <u>X</u> ___ No	___ Public ___ Private
Open Space:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Detention Pond:	___ Yes <u>X</u> ___ No	___ Public ___ Private
Parking Lot Landscape:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Floodplain/Creek:	___ Yes <u>X</u> ___ 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)	<u>X</u> Yes	___ No
Natural Trails (compacted earth 8-10' wide)	___ Yes	<u>X</u> No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<u>X</u> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<u>X</u> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<u>X</u> No
Specialized Trails (equestrian, water, etc)	___ Yes	<u>X</u> 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.)

Wilson Elementary, Andrews Park, Longfellow Middle School, Jefferson Elementary

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.)

Bike parking will be included.

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 type="checkbox"/>	Storm water channels
<input type="checkbox"/>	Detention ponds
<input type="checkbox"/>	Floodplains
<input type="checkbox"/>	Stream bank/Riparian corridors
<input type="checkbox"/>	Utility Easements
<input 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.
- ___(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 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 a City project. Existing sidewalks are in place. There's no opportunities for public trails or open space.

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):