

Pre-Development Case No. PD 11-25

Greenbelt Case No. 11-22

Date: 10 October 2011

NORMAN GREENBELT ENHANCEMENT STATEMENT

The Norman City Council established the Norman Greenbelt Commission and charged the group with reviewing proposed developments in order to increase the preservation of beneficial green spaces and to identify trail system opportunities in new developments where appropriate. This Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included, whenever possible.

As part of your application and submittal for a Pre-Development Meeting, the City of Norman ordinances require that you complete this Greenbelt Enhancement Statement to address the Greenbelt Commission's review and leave it with City of Norman staff at the same time you submit the required information for a Pre-Development Meeting.

Attached are copies of the three (3) applicable sections of the adopted Greenbelt Ordinance, Sections 4-2023A, 4-2026 and 4-2028, these guidelines will be your reference while completing this Enhancement Statement, please see pages 4-8.

At the time you submit your application for a Pre-Development Meeting, you will be provided with the date of the Pre-Development Meeting and the date of the next Greenbelt Commission Meeting. You are urged to attend the Greenbelt Commission Meeting where you will be given an opportunity to present information, discuss your proposed development, and to answer questions the Greenbelt Commission might have regarding your submittal. Based upon the review and discussion at the Greenbelt Commission Meeting, the Greenbelt Commission will make comments and recommendations about your proposal. Those comments and recommendations will be recorded and provided to you after the meeting minutes have been prepared. The comments and recommendations will also be forwarded to the Planning Commission and City Council as part of their agenda packets whenever you make an application to them for consideration of your proposed development. Should you have any questions about this process or any of the below questions, please feel free to contact the City of Norman Greenbelt Commission staff at 405-366-5322.

Greenbelt Enhancement Statement for Proposed Developments

Applicant Name: **RCB Bank** Date: **10-10-11**
 Contact Person: **Sean Rieger, Atty for Applicant**
 Telephone/Fax/Email: **ph-329-6070 / fx-329-7103 / email – sp@riegerllc.com**

Name of Development: **Crimson Creek Addition Section 2**
 Area (Acres): **Total site is roughly 19 acres, roughly divided as follows:**
 Office: 3.4 acres
 Multi-family: 8.8 acres
 Church: 3.3 acres (may be office as well)
 Open space: 3.6 acres

General Location: **At the northwest corner of East Imhoff Road and Oakhurst Avenue, with frontage and access planned on north Side of Imhoff Road.**

Type of Development: (please check) Residential X Commercial ___ Industrial ___ Other X
Zoning to allow for multifamily, CO-office, and church uses.

- Briefly explain the kind of development, types of buildings/uses, or character of your proposal.
 - Zoning to allow for multifamily of approximately 152 units on part of site, with other areas of site to accommodate existing office buildings and future office-institutional uses, including church. Site is already zoned CO, Suburban Office Commercial District, and thus already allows for the office and church uses.**
- Does your proposed development or project incorporate open space(s)?
 Yes X No ___

Please check what type(s) of open space is 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:	<u>(as required)</u> Yes ___ No	___ Public <u>X</u> Private
Parking Lot Landscape:	<u>X</u> Yes ___ No	___ Public <u>X</u> Private
Floodplain/Creek:	___ Yes <u>X</u> No	___ Public ___ Private
Other	_____	

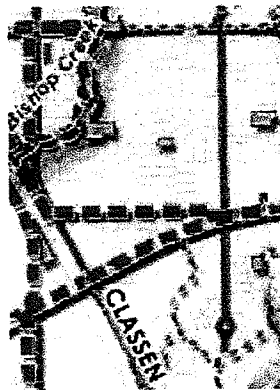
If the above noted areas are accessible via some other arrangement please explain.

- Does the open space for this development include some kind of trail or path that meets the definitions contained in 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)	___ Yes	<u>X</u> 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.)
- Oakhurst Park
 - Woodcreek Park
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.)
- The Development will feature a continuation of public sidewalks in the same manner as has been done in front of the existing offices on the site, and has been done along Imhoff Road in front of the Cottages development further west. The various uses on the site will connect via private sidewalks to the public sidewalks along Imhoff Road and thus have connection on to other areas in the City. This plan comports with the draft preliminary Greenbelt Master Plan, as shown below...



6. Please check, from the following (or make a list), the geographical and/or environmental factors in your development that might offer opportunities for greenbelts and trails, per the attached guidelines.

Storm water channels _____

Detention ponds X
Floodplains _____
Stream bank/Riparian corridors _____
Utility Easements _____
Abandoned/Active RR corridors _____
Other _____

How will your development incorporate those elements noted into greenbelts and trails?

- **The detention pond and open space areas will be private areas within the development and primarily utilized as important natural buffer space between the multifamily and office uses and the single family R-1 addition to the north.**

7. If, after reviewing the above questions, you feel like your proposed development or project has no opportunities to add to nor detract from 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:


Sean Rieger, Atty for Applicant

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

VOTE BY COMMISSION: _____

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below.

Please check the areas that will apply to your development.

(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 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.