

Greenbelt Commission Meeting – October 17, 2011

GBC Application 11-22 (Planning Commission Item #8b)

Applicant: RBC Bank

Location: North side of Imhoff Road on the west side of Oakhurst Avenue

Proposal: Preliminary Plat of 19 acres for multi-family and church/office use

Greenbelt Commission Final Comments - GBC 11-22

- The Commission requests the owner consider the opportunity to explore following guidelines to enhance greenbelt/open space areas.
 - (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.
 - (v) Cluster development has been utilized as a means to develop the Greenbelt System.
- The Commission would like to commend the developer for proposing the design of the balconies and doors of the apartments to face away from the abutting residential area.

The Commission finds that the applicant's development meets the following Greenbelt Ordinance criteria.

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

- (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.
- (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.

(j) Permeable ground surfaces have been preserved to the extent 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.

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

(w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.