

Pre-Development Case No. PD12-16

Greenbelt Case No. \_\_\_\_\_

Date: \_\_\_\_\_

**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: MB Real Estate II Date: 4/9/2012

Contact Person: Barrett Williamson Telephone/Fax/Email: 360-1566 blw@blwarchitects

Name of Development \_\_\_\_\_ Area (Acres) 40<sup>.COM</sup>

General Location NW Corner of Monett & Boyd (W)

Type of Development (please check) Residential  Commercial  Industrial  Other

1. Briefly explain the kind of development, types of buildings/uses, or character of your proposal.

3 story mixed use w/ Retail on ground level, 4 apartments above.

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

Yes  No

Please check what type(s) of open space is proposed within your development:

|                        |   |                             |                                 |                                  |
|------------------------|---|-----------------------------|---------------------------------|----------------------------------|
| Park:                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input type="checkbox"/> Public | <input type="checkbox"/> Private |
| Open Space:            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Public | <input type="checkbox"/> Private |
| Detention Pond:        | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input type="checkbox"/> Public | <input type="checkbox"/> Private |
| Parking Lot Landscape: | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input type="checkbox"/> Public | <input type="checkbox"/> Private |
| Floodplain/Creek:      | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input type="checkbox"/> Public | <input type="checkbox"/> Private |
| Other                  | <u>Elevated Deck over parking lot</u>   |                             |                                 |                                  |

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 4-2023A of the attached guidelines? (Indicate all that are applicable.)

|  |   |                             |
|--|---|-----------------------------|
| Public Sidewalks (4-5' wide)                       | <input checked="" type="checkbox"/> Yes                 | <input type="checkbox"/> No |
| Natural Trails (compacted earth 8-10' wide)        | <input type="checkbox"/> Yes                            | <input type="checkbox"/> No |
| Parkway Trails (durable surface 6-8' wide)         | <input type="checkbox"/> Yes                            | <input type="checkbox"/> No |
| Neighborhood Trails (durable or paved, 6-10' wide) | <input type="checkbox"/> Yes                            | <input type="checkbox"/> No |
| Community Wide Trails (paved, 10-12' wide)         | <input type="checkbox"/> Yes                            | <input type="checkbox"/> No |
| Specialized Trails (equestrian, water, etc)        | <input type="checkbox"/> Yes                            | <input type="checkbox"/> No |
| Other  | <u>Wide sidewalks on Bay &amp; Monnet streets (10')</u> |                             |

4. Identify schools, recreational areas (parks, playgrounds), commercial sites, or other public open spaces within 1/2 mile of your proposed development. (If there are no such areas within the 1/2 mile radius please state such and skip question 5.)

Campus Corner, etc, legacy trail system.

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 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 \_\_\_\_\_

Floodplains \_\_\_\_\_

Stream bank/Riparian corridors \_\_\_\_\_

Utility Easements \_\_\_\_\_

Abandoned/Active RR corridors \_\_\_\_\_

Other linkage enhancement to Legacy Trails, RR corridor

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

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.)

This is a zero lot line development. We are proposing to add 10' sidewalks to make this a more pedestrian friendly area, and to enhance linkages to future development East, and improve link to Legacy Trails system.

Signature of Applicant or Contact Person: 

**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:** \_\_\_\_\_