

Greenbelt Enhancement Statement for Proposed Developments

Applicant Name: Sassan K. Moghadam Date: 09/06/12
Contact Person: Tom L. McCaleb, P.E. for Applicant
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Name of Development: P. B. Addition
Area (Acres): 2 ac

General Location: On the west side of Flood Street approximately 160 L.F. north of Highland Parkway

Type of Development: (please check) Residential___ Commercial X Industrial___ Other___

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

- **This will be a commercial development for a commercial building and parking. This development will relocate the Precision Builders facility that presently at 221 48th Avenue, N.W.**

2. Does your proposed development or project incorporate open space(s)?
Yes ___ No X

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

Park:	___ Yes <u>X</u> ___ No	___ Public ___ Private
Open Space:	___ Yes <u>X</u> ___ No	___ Public ___ Private
Detention Pond:	<u>X</u> Yes ___ 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 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide)(On Street R/W Only)	<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.)

- **This is an infield project and is surrounded by established commercial sites.**

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.)

- **Construction of sidewalk along Flood St. right-of-way to connect to existing adjacent sidewalk.**

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. **N/A**

Storm water channels ____

Detention ponds ____

Floodplains ____

Stream bank/Riparian corridors ____

Utility Easements ____

Abandoned/Active RR corridors ____

Other _____

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

- **Extension of existing sidewalk along Flood St.**

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:


 Tom L. McCaleb, P.E. for Applicant