

GBC # 12-13

Greenbelt Enhancement Statement for Proposed Developments

Applicant Name: **Eaglecliff South Partnership** Date: **04-09-12**
Contact Person: **Tom L. McCaleb, P.E. for Applicant**
Telephone/Fax/Email: **ph-232-7715 / fx-232-7859 / email - tom.mccaleb@smcokc.com**

Name of Development: **Eaglecliff South Addition**
Area (Acres): **35.80 ac**

General Location: **On west side of 12th Ave. SE approximately one half mile south of Cedar Lane.**

Type of Development: (please check) Residential Commercial ___ Industrial ___ Other ___
This property is currently zoned R-1 and continuation of single family homes is planned.

- Briefly explain the kind of development, types of buildings/uses, or character of your proposal.
 - Eaglecliff South Addition Preliminary Plat was approved by the Planning Commission on 8/14/03 and by the City Council on 10/14/03. Subsequently, there have been three final plats submitted built and recorded. The preliminary plat has now expired and this is the first step to renew the preliminary plat. This process took place before the Preliminary Development process was enacted. There are no changes to the preliminary plat. All parkland negotiations have already been completed and that was fee in lieu of. The developer is ready to submit the next addition as a final plat.**

- 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:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Open Space:	<input checked="" type="checkbox"/> Yes ___ No	___ Public <input checked="" type="checkbox"/> Private
Detention Pond:	<input checked="" type="checkbox"/> Yes ___ No	___ Public <input checked="" type="checkbox"/> Private
Parking Lot Landscape:	___ Yes <input checked="" type="checkbox"/> No	___ Public ___ Private
Floodplain/Creek:	<input checked="" type="checkbox"/> Yes ___ 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)(On Street R/W Only)	<input checked="" type="checkbox"/> Yes	___ No
Natural Trails (compacted earth 8-10' wide)	<input checked="" type="checkbox"/> Yes	___ No
Parkway Trails (durable surface 6-8' wide)	___ Yes	<input checked="" type="checkbox"/> No
Neighborhood Trails (durable or paved, 6-10' wide)	___ Yes	<input checked="" type="checkbox"/> No
Community Wide Trails (paved, 10-12' wide)	___ Yes	<input checked="" type="checkbox"/> No
Specialized Trails (equestrian, water, etc)	___ Yes	<input checked="" type="checkbox"/> 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.)

- **South Canadian River is the southern boundary and will be accessible.**

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 X

Detention ponds X

Floodplains X

Stream bank/Riparian corridors X

Utility Easements X

Abandoned/Active RR corridors _____

Other _____

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

- **South Canadian River will have access.**

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.)

- **The South Canadian River on this tract of land could be used for a tract system.**

Signature of Applicant or Contact Person:



Tom L. McCaleb, P.E. for Applicant