

Pre-Development Case No. PD12-12

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

Date: 9 April 2012

### **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: NE Development LLC; Charlie Nicholas Date: 4-5-12  
Contact Person: Sean Rieger, Atty for Applicant  
Telephone/Fax/Email: ph-329-6070 / fx-329-7103 / email - sp@riegerllc.com

Name of Development: Santa Rosa  
Area (Acres): Total site is roughly 10.75 acres

General Location: On the southwest corner of the intersection of 36<sup>th</sup> Ave. NW and West Tecumseh Road, Norman, Oklahoma.

Type of Development: (please check) Residential X Commercial ☐ Industrial ☐ Other ☐

1. Briefly explain the kind of development, types of buildings/uses, or character of your proposal.
  - **This proposal is brought forth with the request to change the current Norman 2025 designation from Commercial to Medium Density Residential. In addition, the application seeks approval for a change from the existing C-1 zoning to allow for a Planned Unit Development that incorporates the RM-6 uses.**
2. Does your proposed development or project incorporate open space(s)?  
Yes X No ☐ (as per requirements of PUD)

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

Park:	<input type="checkbox"/> Yes	<u>X</u> No	<input type="checkbox"/> Public	<input type="checkbox"/> Private
Open Space:	<u>X</u> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Public	<u>X</u> Private
Detention Pond:	<u>X</u> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Public	<u>X</u> Private
Parking Lot Landscape:	<u>X</u> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Public	<u>X</u> Private
Floodplain/Creek:	<input type="checkbox"/> Yes	<u>X</u> No	<input type="checkbox"/> Public	<input type="checkbox"/> Private
Other	<input type="checkbox"/>			

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.)

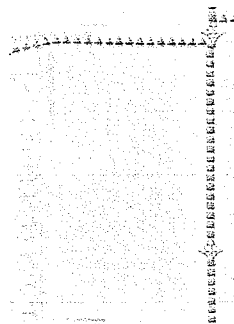
Public Sidewalks (4-5' wide)	<u>X</u> Yes	<input type="checkbox"/> No
Natural Trails (compacted earth 8-10' wide)	<input type="checkbox"/> Yes	<u>X</u> No
Parkway Trails (durable surface 6-8' wide)	<input type="checkbox"/> Yes	<u>X</u> No
Neighborhood Trails (durable or paved, 6-10' wide)	<input type="checkbox"/> Yes	<u>X</u> No
Community Wide Trails (paved, 10-12' wide)	<input type="checkbox"/> Yes	<u>X</u> No
Specialized Trails (equestrian, water, etc.)	<input type="checkbox"/> Yes	<u>X</u> No
Other	<input type="checkbox"/>	

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.)

- Castlerock Park
- Berkeley Park
- Cascade Park
- Roosevelt School

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 public sidewalks around the entire perimeter of the gated and fenced project. These sidewalks will allow for connections on to other public sidewalks in the immediately surrounding area that connect on to the parks, schools, Legacy Trail across the street, and beyond.
- This comports with the draft Greenway Master Plan as per 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 \_\_\_\_\_

Floodplains \_\_\_\_\_

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

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

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

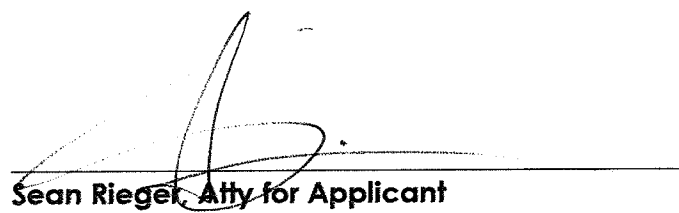
Other \_\_\_\_\_

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

- n/a

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