



September 24, 2015

ATTN: Ms. Susan Connors
Director of Planning & Community Development
City of Norman

Mr. Shawn O'Leary
Director of Public Works
City of Norman

RE: Cedar Lane Preliminary Plat Greenbelt Commission Comments

Dear Ms. Connors & Mr. O'Leary,

This letter is to address comments made by members of the City of Norman Greenbelt Commission at the May 18, 2015 meeting for the Cedar Lane Preliminary Plat. The Cedar Lane Preliminary Plat was previously approved by the City of Norman Planning Commission and City Council but has since expired. This is a re-submittal for approval. Cedar Lane, Section I is complete and lots are nearly sold out. It is important to re-approve the preliminary plat in order to move forward with a final plat for Section II.

Comments and concerns expressed by the Greenbelt Commission:

1. *A lack of connectivity with existing or future developments. Allow access at the SW corner of the property to connect with future development in the Monterey Addition.*

This issue has been addressed on the latest revision of the Cedar Lane Preliminary Plat. A street connection has been made with the Monterey Addition future development to the west. Pedestrian access will also be provided with sidewalks that parallel the streets. There are no other existing developments to connect to except for Cedar Lane, Section I and this connection has been made.

2. *The development layout looked more like something from the 80's and not anything like the designs that are currently being developed. The City Council might be confused if the Commission sent the plan forward as "a good thing" with the absence of any greenbelts and the detention pond hemmed in by residential lots with no public access. Incorporate the detention pond as a viable, pleasant and useable greenspace which allows pedestrian access.*

This development meets all City of Norman code requirements. Cedar Lane, LLC is happy with the layout as shown and feels this design and product is what their potential customers would like to buy. It provides many "pocket like" neighborhoods within the development to promote community. Many of these areas back up to green space/common areas which accomplishes goals of the Greenbelt Commission including enhancing recreational opportunities and providing a system of green spaces.

This preliminary plat was originally approved several years ago. Since then, many hours and hundreds of thousands of dollars have been spent designing rough grades for the property, planning and rough design for detention ponds, planning and designing off-site sanitary sewer and coordinating with neighboring

developments, coordinating with oil well companies to plan and re-locate pipelines for gathering and production. It would be very costly for the developer to completely change the layout now.

This tract of land is relatively flat and does not have many of the water features typically found in other parts of the Norman area. There are a few small ponds in the low areas where future detention is planned. Detention areas cannot be moved from the low areas or they will not function properly. With the relatively flat land, many active and plugged oil wells on the site and the BNSF railroad tracks to the east, we feel the layout works very well with the land.

Detention Pond #3 which the Commission referred to as being "hemmed in" has been revised as requested. Street "L" and Street "N" cul-de-sacs have been extended to the edge of the common area/detention pond to prevent fences from closing off the area and provide pedestrian access. Also, three lots along Street "M" adjacent to the common area have been removed, further opening up the area for pedestrian access and recreational opportunities.

We disagree with the Commissions statement that there is an absence of greenbelts. Two common areas/detention ponds have been provided in Cedar Lane, Section I. Existing Pond #1 is shown and labeled on the preliminary plat adjacent to Cedar Lane Road on the northern side of the property. Existing Pond #2 is shown and labeled near the center of the property along the western property line between the Cedar Lane and Monterey developments. This area also contains a 4.37 acre City of Norman Park. Existing Pond #1 and Existing Pond #2 are not only connected by pedestrian sidewalks along the streets, but also by Common Area "D" greenbelt area located within the preliminary plat between Cedar Lane, Section I and what will be Cedar Lane, Section II. Also within the preliminary plat area, proposed Pond #3 is shown and labeled near the southern portion of the north half of the property, just south and east of Existing Pond #2 and the City of Norman Park area. This area has been opened up as requested by the Commission and even expanded by removing three lots. Proposed Pond #4 is the largest detention pond and common area on the property located at the far south end of the development near Post Oak Road. Finally, there is a 20' wide common area/greenbelt located along the east boundary of Cedar Lane extending all the way from Cedar Lane Road to Post Oak Road. All of this common area/greenspace totals more than 35 acres within the 240 acre development.

3. *There were only three ways into the development. He felt the design showed poor planning.*

As addressed previously, this development meets all City of Norman code requirements. To my knowledge, there have been no comments from the City of Norman regarding a shortage of access into or out of the development. In fact, from an engineering perspective, it is better to limit the number of entries onto a section line road. This comment appears to have no connection to the Greenbelt Commission's stated goals.



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4. *The only greenspace shown was the existing park on the west side.*

Please refer to the paragraphs above addressing Comment #2. Over 35 acres of common area/greenspace have been provided within the development.

5. *The Commission strongly encouraged overall design opportunities to be explored.*

Again, please refer to the paragraphs above addressing Comment #2.

Feel free to contact this office with any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Rollins', with a stylized flourish at the end.

Steve Rollins, P.E.

Arc Engineering Consultants, L.L.C.