

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 10, 2011

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 10th day of November 2011. Notice and agenda of the meeting were posted at the Norman Municipal Building twenty-four hours prior to the beginning of the meeting.

Chairman Jim Gasaway called the meeting to order at 6:30 p.m.

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Cynthia Gordon
Diana Hartley
Tom Knotts
Chris Lewis
Roberta Pailes
Andy Sherrer
Zev Trachtenberg
Jim Gasaway

MEMBERS ABSENT

Curtis McCarty

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Doug Koscinski, Manager, Current Planning
Division
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Jane Hudson, Planner II
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst

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Chairman Gasaway welcomed the Leadership Norman class from the Chamber of Commerce, who were observing the meeting.

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Item No. 2, being:

CONSENT DOCKET

Chairman Gasaway announced that the Consent Docket is designed to allow the Planning Commission to approve a number of items by one motion and vote. He read the items recommended for inclusion on the Consent Docket, as follows:

Item No. 3, being:

APPROVAL OF THE OCTOBER 13, 2011 REGULAR SESSION MINUTES AND SEPTEMBER 8, 2011 STUDY SESSION MINUTES

Item No. 4, being:

FP-1112-9 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR PARK HILL ADDITION SECTION 3, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TECUMSEH ROAD AND 12TH AVENUE N.E.

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Chairman Gasaway asked if any member of the Planning Commission wished to remove any item from the Consent Docket. There being none, he asked if anyone in the audience wished to remove any item from the Consent Docket. There being none, he turned to the Planning Commission for discussion.

Zev Trachtenberg moved to place approval of Item Nos. 3 and 4 on the Consent Docket and approve by one unanimous vote. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cynthia Gordon, Diana Hartley, Tom Knotts, Chris Lewis, Roberta Pailes, Andy Sherrer, Zev Trachtenberg, Jim Gasaway
NAYES	None
ABSENT	Curtis McCarty

Recording Secretary Roné Tromble announced that the motion, to place approval of Item Nos. 3 and 4 on the Consent Docket, passed by a vote of 8-0.

Item No. 3, being:

APPROVAL OF THE OCTOBER 13, 2011 REGULAR SESSION MINUTES AND SEPTEMBER 8, 2011 STUDY SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 8-0.

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Item No. 4, being:

FP-1112-9 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR PARK HILL ADDITION SECTION 3, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Final Site Development Plan
5. Preliminary Plat

The Final Site Development Plan and the Final Plat for PARK HILL ADDITION SECTION 3, A Planned Unit Development, were approved on the Consent Docket by a vote of 8-0.

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Item No. 5, being:

PP-1112-3 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CIES PROPERTIES, INC. (CLOUR PLANNING & ENGINEERING SERVICES) FOR BROOKHAVEN NO. 41 ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF ROCK CREEK ROAD AND 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Revised Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments
8. Greenbelt Enhancement Statement

PRESENTATION BY STAFF:

1. Mr. Danner reported that this property is located south of West Rock Creek Road and west of 36th Avenue N.W. It is currently zoned; there are no changes in the zoning. There is a collector street that divides the R-1 property to the west from the RM-6 property to the east; that collector street is Brookhaven Boulevard, which will intersect with Rock Creek Road. The revisions that have been made from the previously approved preliminary plat are that the R-1 lots have been increased in size; and the multi-family area has now proposed an apartment complex. The stormwater from the R-1 property will drain to the east and go to a proposed L-shaped detention pond to be constructed along with Brookhaven Mansions Addition, which is a senior independent living center on 36th Avenue N.W. The stormwater from the apartment complex and the multi-family to the west of it will go into an underground storm sewer system that will then go under 36th Avenue and over to Brookhaven Creek; that proposal has been in place since 1984 and the piping has been sized for it and Brookhaven Creek handles the detention for that area. There is C-1, Local Commercial zoning to the east of the apartment complex; at this time they do not have proposals for development, but it is part of the preliminary plat. Depending on how final plats come in, staff plans to recommend deferral of improvements to Rock Creek Road until such time as a project can be gathered and go from Grandview Avenue to 36th Avenue N.W. under one project; the developer will be responsible for posting a cash surety for the cost of his proportionate share of those improvements for the frontage of that final plat so the money will be there for the City to use. To the west of this development are two parcels that the property owners will not participate in road improvements and the City will have to pick up that cost.

2. Mr. Gasaway asked what year the preliminary plat was first approved. Mr. Danner responded that the zoning took place in approximately 1984, so the preliminary plat was done at that time.

3. Mr. Knotts asked whether the L-shaped detention pond is shown on the plat as "existing detention pond" around the Mansions. Mr. Danner responded that what is existing is a temporary holding area. The detention pond that is proposed has not been built. The proposed L-shaped detention pond will be west of The Mansions and south of it. It will be constructed as part of The Mansions. The permanent detention pond will be in the same location as the existing temporary detention area. It will be sized to meet the requirements of the preliminary plat.

4. Ms. Pailles asked about access from the apartments and from the commercial area onto Rock Creek Road. Mr. Danner responded that the commercial area will use an existing drive to the east of the apartments that currently provides access to the oil well.

5. Ms. Pailes asked whose responsibility it will be to fence the oil well, which is not presently fenced. Mr. Danner indicated that will be part of the agreement between the developer and the oil company and that is in process.

6. Ms. Pailes noted that the Greenbelt Commission commented that a little additional open space would be a good thing because of the size of the apartment complex. She asked if there will be an opening in the 7' brick wall around the apartment complex so there can be access to the detention pond area. Mr. Danner responded that the detention pond is not specifically intended for the apartment complex. The applicant would have to address any access to it.

PRESENTATION BY THE APPLICANT:

1. David Hargis, Clour Planning & Engineering Services, 408 Bannister Court, representing the applicant – He pointed out the proposed L-shaped detention pond on the map, which lies to the south and will wrap around to the west of The Mansions. It is shown as “existing” on the plat because there is a temporary low area that the surrounding property drains into. It is now time to further delineate it, shape it, size it for capacity and volume, and put it in a dedicated drainage easement. It will be a detention pond, so it will be dry.

Here is the preliminary plat. To the north is Brookhaven No. 41 final plat which has been submitted, but has not yet been constructed. The center area is the RM-6, Multi-Family area. The corner bordered by Rock Creek Road and 36th Avenue N.W. is the commercial area, which has been referred to as Brookhaven Commercial Addition, but it is not a separate preliminary plat – everything is combined under this plat. There is a site plan for the proposed apartments, which abuts the commercial area. There are two entrances proposed. The typical site plan for the commercial area shows the existing First Bank at Brookhaven, CP Land Addition with the Oklahoma Hearing Center, Razook Family Addition with the Razook Eye Clinic, Brookhaven Day Care Addition and Creative Kids Learning Center.

We have extended utility lines into this area with the previous final plats, such as Brookhaven 41, 25, 26, and the commercial areas. The Brookhaven Mansions Addition is just south of the daycare, but north of the detention pond. This area has three different zoning designations within it: R-1, C-1, and RM-6. We are likely to get 42 R-1 lots (down from 46 lots); we have enlarged some of the lots. There are four C-1 lots left and two RM-6 lots. The RM-6 area makes a nice transition from the R-1 section over to the commercial area. Warwick Addition is to the north. Brookhaven 25, 26 and 40 Additions are to the south. Prairie Creek Addition is to the east. The bank and CP Land Addition share an entrance now and there will be connectivity within the commercial area. There is also a private road that extends off 36ths Avenue N.W. and gives access to the daycare and the eye clinic, and will provide connectivity to the other commercial lots as well. The apartments are proposed to have two entrances off Rock Creek Road. The apartments will have a private pool, play area, and another courtyard, with a nice landscaped setback in the front. The apartments will also have some garages available in addition to parking spaces. Brookhaven Boulevard will be extended to connect with Rock Creek Road.

2. Ms. Pailes asked about access through the 7' brick wall around the apartments so there can be access to open space at the detention pond. Mr. Hargis indicated that the apartments will not directly abut the detention pond. The commercial area will abut the detention pond and access from the commercial area will be for maintenance purposes. There will probably be residential lots that back up to the detention pond. There will probably be some type of fence around the detention pond with access for maintenance purposes.

3. Ms. Pailes asked about school bus parking for the apartments. Mr. Hargis indicated that will be up to the school system. Most often the buses park on the public rights-of-way.

4. Mr. Trachtenberg asked about the RM-6 area between the apartments and the residences to the west. Mr. Hargis said they do not expect that to be developed with

apartments; it will likely be small-lot single-family homes or patio homes, which would require a new preliminary plat. Mr. Trachtenberg asked about access. Mr. Hargis indicated the access to that area would be from Brookhaven Boulevard, and it might be developed with some small cul-de-sacs.

COMMENTS FROM THE AUDIENCE:

1. Kim Gaddie, 3801 Chamberlyne Way, in Warwick Addition – I had a question with regard to the traffic study and the traffic on Rock Creek Road. As you all have noticed, there are some chopped up entryways and its not existing four-lane. The traffic report that is listed as part of the analysis was done in 2008. Obviously, that was well before the construction of the bridge over I-35 to the TIF. We now have a proposed apartment complex with two entrances off of Rock Creek Road. My concern is traffic on that road and the access and even the potential of school buses and other access points as commercial developments continue to go in.

2. Mr. Danner responded that the traffic engineers have done a recent review of the traffic information that was proposed in 2008 and their response has been that there is not an issue with the traffic as a result of this development.

3. Christine Cleveland, 1904 Banbury Court – I back up to the detention pond. She asked if there has been any discussion about the exterior material to be used on the apartments and whether they would meet the same covenant as Brookhaven.

4. Mr. Hargis responded that he hasn't read the covenants, but the exterior materials will be similar to the houses and the commercial development. It is going to be a high-end multi-family apartment complex. That was addressed at the Pre-Development Meeting, but it is more of a final plat issue.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Trachtenberg asked whether multi-family developments are subject to the masonry requirements for commercial developments. Ms. Conners indicated they are not.

Chris Lewis moved to recommend approval of the Revised Preliminary Plat for BROOKHAVEN NO. 41 ADDITION to the City Council. Andy Sherrer seconded the motion.

2. Ms. Hartley asked about sidewalks. It is very difficult for kids to get to Roosevelt Elementary School from the neighborhoods because of lack of sidewalks. Mr. Danner stated that the developer is responsible for the sidewalks as they final plat. Typically the sidewalks are part of the deferral because of the possibility for damage when a street project is done. Staff is looking at the possibility of requiring the sidewalks with the apartment complex and trying to protect them when Rock Creek Road is improved to four lanes.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cynthia Gordon, Diana Hartley, Tom Knotts, Chris Lewis, Roberta Pailles, Andy Sherrer, Zev Trachtenberg, Jim Gasaway
NAYES	None
ABSENT	Curtis McCarty

Recording Secretary Roné Tromble announced that the motion to recommend approval of the Revised Preliminary Plat for BROOKHAVEN NO. 41 ADDITION to the City Council, passed by a vote of 8-0.

Item No. 6, being:

PP-1112-4 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BDL, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR BDL ADDITION, FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF ALAMEDA DRIVE AT OLIPHANT AVENUE EAST OF 72ND AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary
6. Greenbelt Commission Comments
7. Greenbelt Enhancement Statement

PRESENTATION BY STAFF:

1. Mr. Danner reported that this property currently holds a convenience store. It is his understanding that the owner is not planning any changes to the convenience store, but he is going through the platting process; the owner discovered a few years ago that platting was necessary to do any new construction. We have eliminated a dangerous three-way intersection of Alameda Drive, Alameda Street, and 72nd Avenue by means of extending Oliphant Avenue through the subject property. The owner provided an easement for the right-of-way for that street extension. No improvements are needed at this time. When the City extended Oliphant Avenue, they also did work on Alameda to close part of the frontage of the property with some curbing. Staff is recommending approval of the preliminary plat.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, representing the applicant – This is an easy plat. There is nothing to do. This applicant has been operating this store for nine years, and it has been there for over forty years, almost since the birth of Lake Thunderbird.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend approval of the Preliminary Plat for BDL ADDITION to the City Council. Chris Lewis seconded the motion.

1. Ms. Pailes asked about the Tourist Commercial zoning district. Ms. Connors responded that it is a zoning category that was put in place when Lake Thunderbird was developed. There are not many places that have that particular zoning, but it is designed for areas around the lake.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cynthia Gordon, Diana Hartley, Tom Knotts, Chris Lewis, Roberta Pailes, Andy Sherrer, Zev Trachtenberg, Jim Gasaway
NAYES	None
ABSENT	Curtis McCarty

Recording Secretary Roné Tromble announced that the motion, to recommend approval of the Preliminary Plat for BDL ADDITION to the City Council, passed by a vote of 8-0.

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Item No. 8, being:

MISCELLANEOUS DISCUSSION

None

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Item No. 9, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:05 p.m.


Norman Planning Commission