

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 9, 2015

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 9th day of April 2015. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailles
Erin Williford
Sandy Bahan
Jim Gasaway
Dave Boeck

MEMBERS ABSENT

Tom Knotts
Chris Lewis
Cindy Gordon

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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Item No. 2, being:

APPROVAL OF THE MARCH 12, 2015 REGULAR SESSION MINUTES

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to approve the minutes of the March 12, 2015 Regular Session. Roberta Pailes seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway,
NAYES	None
MEMBERS ABSENT	Tom Knotts, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion, to approve the minutes of the March 12, 2015 Regular Session, passed by a vote of 6-0.

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Item No. 3, being:

PP-1415-18 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHERRY & GERALD GUDGEL (SURVEY SOLUTIONS, INC.) FOR NORTH POINT ADDITION GENERALLY LOCATED ON THE EAST SIDE OF NORTH INTERSTATE DRIVE, DIRECTLY NORTH OF NORTH NORMAN BUSINESS PARK ADDITION.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bahan announced that the applicant has requested that this item be postponed until the May 14, 2015 meeting of the Planning Commission.

*Jim Gasaway moved to postpone this item to the May 14, 2015 Planning Commission meeting.
Dave Boeck seconded the motion.*

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway
NAYES	None
MEMBERS ABSENT	Tom Knotts, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion, to postpone PP-1415-18 to the May 14, 2015 Planning Commission meeting, passed by a vote of 6-0.

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Item No. 4a, being:

R-1415-84 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM VERY LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E. (SE ¼ OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST; E ½ OF SECTION 15; AND W ¾ OF THE S ½ OF SECTION 14).

Item No. 4b, being:

O-1415-33 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bahan announced that, although the agenda book indicates the applicant asked for postponement to the June 11 meeting, they are now asking for postponement to the May 14 meeting. Ms. Connors said that she has received a subsequent request asking that it be postponed to May.

Dave Boeck moved to postpone this item to the May 14, 2015 Planning Commission meeting. Jim Gasaway seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway
NAYES	None
MEMBERS ABSENT	Tom Knotts, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion, to postpone R-1415-84 and O-1415-33 to the May 14, 2015 Planning Commission meeting, passed by a vote of 6-0.

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Item No. 5, being:

O-1415-31 – BYBLOS HOLDING, L.L.C. REQUESTS SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (GAS STATION) FOR PROPERTY CURRENTLY ZONED C-1, LOCAL COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 36TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Traffic Flow Exhibit
4. Final Site Development Plan
5. Pre-Development Summary
6. Excerpt of March 12, 2015 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson – As you stated, this is a rezoning request. Essentially what they're doing is they're requesting to renew a Special Use that was previously on this site. If a business is not established under that Special Use within the two-year timeframe, that Special Use essentially expires, which is what happened in this case. The existing zoning in the area: to the north you've got C-1, which is a Local Commercial District; to the northeast you've got a Planned Unit Development which consists of retail, office, as well as some multi-family – nothing is actually developed in that area at this time, with the exception of the bank at the corner; on the east side of 36th you have an additional Planned Unit Development, which is the Norman Regional Hospital, office, medical, and retail; then to the south and west of this lot you've got another Planned Unit Development, which is the apartment complex which was approved in 2012. The existing land use in the area consists of commercial, institutional which is the hospital as well as a church to the west, and then the single family. Again, to the south and west of this lot is the high-density residential, which doesn't show up there yet, but it will. This was the site as you saw back in 2012 when the apartment complex came in with their rezoning. This is the site today. This tract is actually the corner piece right here in the front where they're using it to stage some of the construction materials for the apartment complex. This is the southeast corner, which is the CVS, the retail. Northeast is the bank. On the northwest side is also another bank. This is the site itself, and in the staff report we discussed a concern with the south exit access point with the traffic coming out of that opening, we didn't want the cars to come out and immediately go east to 36th Avenue, since that's a one-way coming in off of 36th. So the applicant, at the time of construction, will install a one-way sign in the median area which will direct the traffic flow back to the west and then they will come back around the median and head out to 36th. Again, this is the whole site. You can see the dental office there, as well as the retail store and the convenience store with the fuel pumps as well. As stated, this request is for special use which was approved in 1998. With the adequate infrastructure in place and an approved site plan, the multi-family development which surrounds this on the south and west as a buffer between the single-family homes to the west, staff does support this request and recommends approval of Ordinance No. O-1415-31. I'd be happy to answer any questions you might have about this application. The applicant is here and can answer any as well.

PRESENTATION BY THE APPLICANT:

1. Rudy Khouri, 1213 Woodstock Court, the applicant, was available to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Ordinance No. O-1415-31 to City Council. Erin Williford seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway
NAYES	None
MEMBERS ABSENT	Tom Knotts, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-31 to City Council, passed by a vote of 6-0.

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Item No. 6, being:

O-1415-38 – SPEARMAN INVESTMENTS REQUESTS SPECIAL USE FOR AN OFF-STREET PARKING LOT FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, GENERALLY LOCATED AT 531 S. UNIVERSITY BOULEVARD, EXCLUDING THE SOUTHEAST PORTION OF THE PROPERTY WHICH IS CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, FOR THE OTHELLO'S RESTAURANT PATIO.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Site Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – As stated, Spearman Investments is requesting Special Use for an Off-Street Parking Lot at 531 South University. The existing zoning is R-3. A parking lot is allowed as a Special Use in R-3. This is the subject tract. Currently, the tract that we're talking about is vacant. It previously had a home on it. It was demoed in 2001 and since then the tract has been vacant. This is the proposed 35-stall parking lot off of University. It will serve Othello's Restaurant; it will be a private parking lot. They will be fully fenced on both the north and south sides. There will be a decorative fence that will back up on the east side where you will have access to Othello's Restaurant. Just another view of what the parking lot is – a general idea of the rendering. This did come before Council in November of 1999. A Special Use was approved for a parking lot for this whole tract beside Othello's Restaurant and it was also a Special Use for an outdoor patio. Previously, the parking lot was proposed on just the north side of Othello's patio, where the courtyard currently is. Now they're proposing it off of University. As you know, Buchanan is a very small street and the parking is very minimal. This is the site itself. Single-family homes on both the north and south sides that are rental homes, not owner-occupied. Looking back to the south toward the University. And to the north. Multi-family directly across the street on the west side. And the First Presbyterian Church, as well as their parking lot, on that west side. Office use and, again, multi-family single homes that are not owner-occupied. The parking lot at First Presbyterian. This is Othello's Restaurant; as you can see, the parking is very minimal around the restaurant. This is the courtyard which will stay as is. Staff does recommend the approval of the parking lot as a Special Use. We do recommend approval of Ordinance No. O-1415-38. I am happy to answer any questions.

2. Ms. Pailles – What kind of barrier is there between the parking lot and the homes on the south and the north?

Ms. Greenlee responded that it will be a 6' to 8' stockade fence with required landscaping per the City ordinance for off-street parking lots.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 N. Broadway in Oklahoma City, representing the applicant – As Ms. Greenlee said, there had been a Special Use Permit for this area previously; it just wasn't developed, so after two years it expired. The applicant is here. At Pre-Development, two individuals showed up – they're here tonight. They supported it, they just had some questions. We'll certainly comply with all landscaping and other parking ordinance requirements. I think it will alleviate some of the parking down there and since it will front onto University, the traffic will be very good, as opposed to where the other location they looked at putting it.

2. Mr. Sherrer – Are you going to gate this?

Mr. Nice – I discussed that with the applicant. We're going to have signage. Gates are kind of a maintenance nightmare; they don't always work and they get torn up. He is possibly going to sell stickers for students during the day so that it will be helpful, like some of the churches down there do. Obviously, the restaurant is open at night. He's just going to have

signs up. It will be signage and it will probably be a wrought iron type front on the east and west and he hasn't determined the exact type of fencing on the north and south, but it will comply with the ordinance.

3. Mr. Boeck commented that Pepe's has a gate, but they also have a person sitting there to open the gate.

Mr. Nice – We want to be user-friendly. At the same time, obviously, the spots are there for the restaurant. As they said, it was passed before and it fell out of use and we'd certainly ask that you recommend to Council this be approved.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1415-38 to City Council. Andy Sherrer seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Sandy Bahan, Dave Boeck, Jim Gasaway
NAYES	None
MEMBERS ABSENT	Tom Knotts, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-38 to City Council, passed by a vote of 6-0.

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Item No. 7, being:

MISCELLANEOUS COMMENTS

1. Mr. Boeck – One of the things I was just thinking about was there is a parking lot on Asp, right across from the satellite building on the east side of the street. Someone put in a parking lot a few years ago and now it's totally closed. It's gated up; they don't use it. They haven't put any cars in there. I just think that's an odd thing with the need for parking down there. Does anybody have any idea why? It had a center lane with two rows of angled parking.

2. Ms. Connors – The City has invited the Urban Land Institute and we're sponsoring what they call an Advisory Services Panel to discuss the Griffin Memorial Hospital property. They're going to be in town April 26 through May 1 doing this. There was a steering committee that was formed in 2013 and I know Dave was on it, maybe Jim was on it. On Tuesday, April 28, they're doing interviews all day. We've just chosen a selection of you, for one reason or another – Dave and Jim and Cindy and Tom – to be interviewed in a group with this panel. I'm trying to get a time on Tuesday that works for you between 8:00 and 5:00, excluding the 12:00 to 1:00 hour. In addition to that, you will all be invited on Monday evening to a reception to be able to meet these panelists and discuss anything you want with them. Then the final presentation is on Friday, May 1, at 9:00 a.m. in the Council Chambers here.

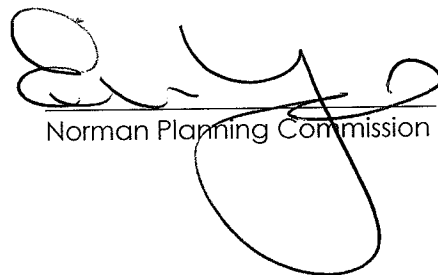
Mr. Boeck and Mr. Gasaway indicated that any time would be okay for the interview.

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Item No. 8, being:

ADJOURNMENT

Dave Boeck moved to adjourn. Jim Gasaway seconded the motion. There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:50 p.m.



Norman Planning Commission