

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 11, 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 11th day of June, 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.

Vice Chair Tom Knotts called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Roberta Pailes
Erin Williford
Tom Knotts
Jim Gasaway
Dave Boeck
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

Andy Sherrer
Sandy Bahan

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
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Todd McLellan, Development Engineer

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CONSENT DOCKET

Vice Chair Knotts announced that the Consent Docket consisted of the following items:

Item No. 3, being:

APPROVAL OF THE MAY 14, 2015 REGULAR SESSION MINUTES

Item No. 4, being:

COS-1415-6 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DON WOOD (PHIL CLOUR, P.E., L.S.) FOR TRACT 2A AND 3A, COONOO ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 72ND AVENUE S.E. APPROXIMATELY ¼ MILE SOUTH OF STATE HIGHWAY 9, WITH A VARIANCE TO THE MINIMUM ACREAGE FOR THE SOUTH TRACT.

Item No. 5, being:

COS-1415-7 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY SCOTT AND BARBARA KOENIG (VMI INSPECTION, INC.) FOR KOENIG ACRES FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 120TH AVENUE N.E. APPROXIMATELY ½ MILE SOUTH OF FRANKLIN ROAD.

Item No. 6, being:

PP-1415-24 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA (LEMKE LAND SURVEYING, L.L.C.) FOR ABSENTEE SHAWNEE HEALTH CENTER ADDITION FOR PROPERTY GENERALLY LOCATED 205' EAST AND NORTH OF THE INTERSECTION OF 156TH AVENUE N.E./AMERICAN LEGION ROAD AND LITTLE AXE DRIVE.

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Vice Chair Knotts asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to place Item Nos. 3 through 6 on the Consent Docket and approve by one unanimous vote. Dave Boeck seconded the motion.

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

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

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 through 6 on the Consent Docket and approve by one unanimous vote, passed by a vote of 7-0.

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Item No. 3, being:

APPROVAL OF THE MAY 14, 2015 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 7-0.

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Item No. 4, being:

COS-1415-6 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DON WOOD (PHIL CLOUR, P.E., L.S.) FOR TRACT 2A AND 3A, COONOO ADDITION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 72ND AVENUE S.E. APPROXIMATELY ¼ MILE SOUTH OF STATE HIGHWAY 9, WITH A VARIANCE TO THE MINIMUM ACREAGE FOR THE SOUTH TRACT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance to the Minimum Acreage for Tract 3A
5. Greenbelt Commission Comments

The Norman Rural Certificate of Survey for TRACT 2A and 3A, COONOO ADDITION was approved on the Consent Docket by a vote of 7-0.

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Item No. 5, being:

COS-1415-7 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY SCOTT AND BARBARA KOENIG (VMI INSPECTION, INC.) FOR KOENIG ACRES FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 120TH AVENUE N.E. APPROXIMATELY ½ MILE SOUTH OF FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments

The Norman Rural Certificate of Survey for KOENIG ACRES was approved on the Consent Docket by a vote of 7-0.

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Item No. 6, being:

PP-1415-24 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA (LEMKE LAND SURVEYING, L.L.C.) FOR ABSENTEE SHAWNEE HEALTH CENTER ADDITION FOR PROPERTY GENERALLY LOCATED 205' EAST AND NORTH OF THE INTERSECTION OF 156TH AVENUE N.E./AMERICAN LEGION ROAD AND LITTLE AXE DRIVE.

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

The Revised Preliminary Plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION was approved on the Consent Docket by a vote of 7-0.

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NON-CONSENT ITEMS:

Item No. 7a, 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).

and

Item No. 7b, 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. (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).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of Minutes of May 14, 2015 Planning Commission

PRESENTATION BY THE APPLICANT:

Sean Rieger, representing the applicants, stated that they are asking for postponement to the July 9, 2015 Planning Commission meeting at this time.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to postpone Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the July 9, 2015 Planning Commission meeting. Chris Lewis seconded the motion.

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

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

Ms. Tromble announced that the motion, to postpone Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the July 9, 2015 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 8a, being:

R-1415-101 – CARROLL FAMILY, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED NORTH OF TECUMSEH ROAD ON THE EAST SIDE OF 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Map showing proposed changes
4. Excerpt of May 14, 2015 Planning Commission Minutes

Item No. 8b, being:

O-1415-39 – CARROLL FAMILY, L.L.C. REQUESTS AMENDMENT TO THE PUD, PLANNED UNIT DEVELOPMENT, APPROVED IN O-9900-2, AS AMENDED BY O-0506-58, FOR PROPERTY GENERALLY LOCATED NORTH OF TECUMSEH ROAD ON THE EAST SIDE OF 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Third Revised Development Plan with Exhibits A-D

Item No. 8c, being:

PP-1415-22 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FAMILY, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF TECUMSEH ROAD AND 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Request for Waiver of Alley Requirements
7. Pre-Development Summary
8. Greenbelt Commission Comments
9. Excerpt of Minutes of May 14, 2015 Planning Commission

PRESENTATION BY STAFF:

1. Jane Hudson – This application is for the northeast corner of Tecumseh Road and 36th Avenue N.W. There is an existing PUD in place on this site, and they are simply requesting to amend the PUD, as well as amend some of the approved land uses on that site. The existing land use to the north we have Institutional; we have Commercial and Institutional as well as Office to the east of this development; we have Institutional and Commercial to the south; Commercial and Single Family to the west. This is how the existing land use designations are set right now and, as I stated in my staff report, the only area that actually will be changing is this area on the east side of the office designation as well as this office designation here, which will eventually be on the south side of Carroll Street, that will be the connection from 36th over to Journey Parkway. If approved, this is how the changes will look. As I stated, this will go to commercial from office, as well as this will go to commercial from office. This is another slide showing you those changes. For the PUD amendment, the existing zoning is the Planned Unit Development for this site. To the east, across Journey Parkway, is the Planned Unit Development, which is also part of Carroll Addition; that site has been developed out. We have A-2 to the north; an additional PUD, which is the hospital, to the south; C-1 and R-1 to the west. This is the preliminary site development plan for this area. Over here, where the cul-de-sac will be, is the portion that is changing from office to commercial designation, as well as this north piece on this

lot will go from the office to commercial. Another issue that they had on this site was they had some zonings or some uses split on a couple of these lots and the same thing down here. This is from 36th Avenue looking north; there's the fire station. This is looking back east; that's the church and the office buildings. Back to 36th – there's a bank at the corner and then the hospital in the distance. The apartments at the southwest corner of 36th and Tecumseh. And there's a doctor's office across 36th to the west. Then that's the single-family development. This is from Journey Parkway looking back to the west. This is the preliminary plat that has been submitted for this development. Staff received no protests for this amendment and does recommend approval of Resolution No. R-1415-101, Ordinance No. O-1415-39, as well as the preliminary plat PP-1415-22. Staff is available for any questions you might have. The applicant and his representative are here if you have any questions as well.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, engineer for the applicant – As Jane said, this is a plat that we're bringing forward because the preliminary has expired. In this process we made a couple of minor modifications. The rezoning – we're changing about 3 acres north of Carroll Boulevard and 3 acres on the south side of Carroll Boulevard and that's the extent of the zoning as opposed to the way it was initially approved several years ago. The road geometry is about the same. We've added two cul-de-sacs. Other than that, the geometry of the road where it accesses from Journey Parkway back to 36th Street is about the same. The utilities are very similar. A lot has occurred there, as you well know. Journey Parkway was built and it serves all this platted area. It serves Journey Church. It serves the Cadillac place and it serves the Toyota place up there. All that has occurred. With the evolution of real estate, they decided to make the lots a little bit more amenable for the real estate opportunities that exist today. That's the substance of the change. I'd be glad to respond to any questions.

2. Mr. Gasaway – Tom, I noticed in the traffic report it mentions one of the commercial enterprises will be a supermarket?

Mr. McCaleb – It's possible.

Mr. Gasaway – It also says in the traffic report that everything will generate about 14,000 trips per day. Do you anticipate that being split fairly evenly between Journey Parkway and 36th, or how do you see the traffic flow?

Mr. McCaleb – It's hard to answer that question. This is the conceptual site plan of that facility. If this is done, there is the main access right there; there would be no cut-through to the south. This is the area that they've already analyzed.

Mr. Gasaway – Now there's not a light there on 36th, correct?

Mr. McCaleb – Correct. One of the other things that came out in this traffic report is that the City may want to entertain adding another lane on Tecumseh Road. That's in the traffic report and the developer understands that if that is the case, he will be responsible for about 23% of that cost.

Mr. Gasaway – So it's primarily probably right going out would be your safest bet.

Mr. McCaleb – That's correct. And, as you know, 36th Avenue is in the design right now for the City project. So whatever our improvements are for 36th will be deferred.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Gordon – Isn't there a Walmart in the general vicinity of that area?

Ms. Connors – There's a Neighborhood Walmart at 36th and Rock Creek. It's a mile south of this.

Ms. Gordon – I'm just curious as to the need for another supermarket a mile away.

Chris Lewis moved to recommend adoption of Resolution No. R-1415-101, Ordinance No. O-1415-39, and PP-1415-22, the Preliminary Plat for CARROLL FARM ADDITION, A Planned Unit Development, to the City Council. Dave Boeck seconded the motion.

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

YEAS	Roberta Pailles, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	Cindy Gordon
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1415-101, Ordinance No. O-1415-39, and PP-1415-22 to the City Council, passed by a vote of 6-1.

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Item No. 9a, being:

O-1415-41 – FOOD AND SHELTER, INC. REQUESTS ZONING FROM UNCLASSIFIED TO PUD, PLANNED UNIT DEVELOPMENT, FOR 3 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF REED AVENUE APPROXIMATELY 481' SOUTH OF EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A through F-2

Item No. 9b, being:

PP-1415-25 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FOOD AND SHELTER, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR FOOD AND SHELTER ADDITION, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF REED AVENUE APPROXIMATELY 481' SOUTH OF EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Jane Hudson – This site is currently located on property that is owned by the State of Oklahoma, Department of Mental Health and Substance Abuse Services. As you can see, this area is unclassified as well as the area north of Main Street as those areas are all under that ownership. The existing zoning, to the west of this property, is R-2 and southeast from this proposal we do have a PUD zoning, which would be at the corner of 12th and Alameda. The existing land use in the area – as stated, the State of Oklahoma owns the majority of the property there to the north and the east, and so those are institutional uses. We have single-family/duplex type developments to the west. This is the preliminary site development plan for this site. This will be done in two phases. The north portion is Phase 1. This area will consist of an office building which will have offices for case management, meetings that need to take place with clients. There will be a kitchen, a cafeteria area, laundry room, bathroom, showers, and there will also be a classroom. Also in this north phase there will be 32 cottages on that site. Sixteen of those cottages will be what we consider an efficiency cottage or a studio type set-up and then 16 will consist of 2 bedroom units. The south phase, or Phase 2, will have ten 2 bedroom cottages established on that site. I need to bring your attention – you have a copy of the open space exhibit on your desk. The open space exhibit that was in your agenda was the wrong one. They had to redesign this area to incorporate the detention ponds that you see there on the proposed open space area so you do have a copy of that on your desk. This is the site looking from Reed Avenue. This is looking back north. You can see the East Main Place facility there in the distance. This is just looking back to the east. The south. This is at the corner of Eufaula and Reed – the houses there in the distance. Again, the single family development there. And then this is looking back down Reed to the north toward Main Street. This is the preliminary plat that has been presented. This is the protest map. Staff did receive 14.7% protest from the adjacent neighborhood and you can see those areas that submitted protest letters, which I believe you have copies of those as well. Due to the location of the adjacent State facilities and services that are available, staff does recommend approval of Ordinance No. O-1415-41 as well as the preliminary plat PP-1415-25. Staff is available for questions. The applicant and their representative is here with a presentation and any questions that you might have for them as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I thank you very much for the opportunity to speak. There will be three of us. I would indulge your permission, please, for that. We will be brief, but there's three of us to speak briefly so that we can take you through the site and fully inform you of it. Are you hungry? Are you homeless? These are questions we don't have to ask ourselves, do we, really, ever? But those questions are asked every day and answered every day at Food and Shelter. Every day. Those questions are paramount, and they're paramount for a population of our community – part of our citizens – part of our people. We can't ignore it. We can't push it aside. We can't wish it to go away. We have to deal with it. And we're losing ground on that as we speak over the past year and I want to show you why. This is from their website and you can see – we're all, I think, very familiar with Food and Shelter, so I'm not going to spend a lot of time talking about it. But certainly they understand that no woman, child, or man can be at their best if they're hungry. Fundamental to the mission is to feed – to make sure that we have people that have food. Sounds very simple in our lives as we go about our day – it's not that simple for many people in our community. They're here to make sure that that happens. And, as they say on their website, Cleveland County is home to many women and children and men who live on the streets, in their cars, or in campsites around town. I'm going next week to a campsite with Cub Scouts, but I'm going there by choice. I'm going there to hang out with a bunch of kids. They're not doing that by choice. They're not living in their car or in a tent by choice. They're living there because they have to. They have no alternative. What this is about tonight is you having an opportunity to give them that alternative. It's about you presenting an opportunity that our community has believed in for a long time to make happen. That's what this is about tonight. Food and Shelter feeds people who are hungry and they wrap their arms around those are lost and alone, helping them to find home. This isn't just their mission. This is our city's mission. If you go onto the City's website at any moment, any day, what you find is that at the top. You see what it says there? It says "City of Norman Building an Inclusive Community." That's on the top of the website every day and every page that's what you see right next to our logo, right next to everything. Not the mission statement. That's not what's on the top of every webpage. Not our values. But we are seeking to build an inclusive community. And in 2008 the City Council went on record to say even deeper "The City of Norman reaffirms our commitment to inclusion as a fundamental aspect of our community." The word "fundamental" is not just thrown around when you get to resolutions and commitments of a community. It's a pretty big step to say it's a fundamental aspect of our community, and the City Council said that in 2008 – 22nd of July. So what does it mean to be an inclusive community? What's that about? Well, in 2009 the City went deeper, and through the leadership of Mayor Rosenthal and others had a dialogue about it. We talked about what an inclusive community is. And this is on your webpage, too. These are the City's words, and it said the dialogue was had "concerns related to housing shortages or inadequacies for homeless adults, youth, and other vulnerable populations." That was in 2009; that was six years ago. And so in 2009 they come up with an action plan and a community report, based on how are we going to build this inclusive community? What are we going to do? Well, there are many things in it, but germane to what you're looking at tonight was part of that fundamental aspect. And part of that fundamental aspect was we needed to increase the availability of adequate shelter for services for the homeless and transitional populations. And the Norman Human Rights Commission, which gives you a report every year and talks about their efforts every year, was to "continue to collaborate with various organizations" – Food and Shelter and others – "to address poverty, hunger, protection ... and homelessness" as a human rights issue. Fundamental – human rights. You don't go any deeper than that when it comes to a community. You don't go any more to the core of who we are than that. And so we talked about – through the community formed an action plan. The homeless population needs more emergency shelters. They need places to go. Not so they can go camp at a Cub Scout camp, but so that they can live. So that they can exist. And that was the plan in 2009. Here we are in 2015. 2025 – I do want to iterate one other thing. 2025 – what we all talk about on Thursday nights and Tuesday nights – also speaks to this. 2025 says we're going to "Encourage and support diversified housing

types ... different income levels" – certainly different income levels. Just because you're poor doesn't mean you don't have a right to a house. Doesn't mean you don't have a right to somehow exist, other than in a tent under a bridge. So in 2009 we had Food and Shelter. We had another place called East Main Place. It's gone. Doesn't exist tonight. That facility had reached the point of such dilapidation that it was not even fit for a human any more. It's closed and it's not there anymore. That was a big component of our fundamental task to become an inclusive community. It's not there anymore. This is what we have now – Food and Shelter and they're trying desperately to fulfill that mission. But all they have is this facility and they have done incredibly well with it. It's remarkable what they have accomplished day in and day out through this facility. But there's nowhere to grow with this facility. There's nowhere to expand to meet the need that now is lost through the leaving of East Main Place. So we have to do something. We have to find a way for them to expand to fulfill that mission which is the core of our community itself. And so what we're seeking to do is to relocate – relocate to a new place and to put it right by where East Main Place was – just south of East Main Place. Now you've seen in your reports, but I want to show you this graphic which is – and your report says it – that this particular project is considered an institutional use. That's a view of 2025, and what I want you to notice there is the blue color is 2025 institutional. If you're going to put an institutional use somewhere, I don't know where else you could put it and not be surrounded by as much institutional. That is going to be completely engulfed by institutional – and engulfed by institutional of facilities and agencies that this population needs – that serves this population – that helps this population. We have the County Health Department right by this facility. We have the Community Services Building right by this facility. We have many things immediately next to it that they will be closer to – that actually they will benefit from. So this is an outstanding location to move to. One other thing is right next door is R-2 – this neighborhood is R-2 zoned. But what I also want you to notice from this map is all of that white is the State property. Now, you have no ability really at all to decide what that State property is going to be in the future. They can do whatever they want with it because they're superior to you – and I'm sorry for that realization – but they can do whatever they want. They can come in and put a detention facility there. They can put in a larger mental treatment facility there. They can do anything they want on that property. And, believe me, they are searching for answers right now on what to do with that property. Now, there's some beautiful images out there of what they've thought about on the north end, but I think it is completely speculative at this point as to what will happen to that property. There is no doubt that the State is looking to transition that entire property into something else – into a new use that would help them build a new facility for mental health. So important tonight to realize that you have what's before you as a known commodity. And in zoning that's a very important thing. You know what's in front of you. You know what it's going to be. They have a track record of decades. You know exactly what it's going to be in that location in a large way, because East Main Place was in that location since the early 90's. We know what a transitional housing population will be in that location from immediate past experience for two decades. You know what you have here tonight. You do not know what you have from what the State will do with that property. We also have CART and CART, for a transitional population, is a very important thing. I can recall when we did Mission Norman and zoned that, that was an important aspect of how close that was. Here we have CART in immediate proximity on East Main, and you can see our site is the red dot right here and CART goes right by it. So CART serves this location. The residents and guests can go to CART and then, of course, through CART they can get anywhere in our community as they wish through that mass transit system. That's a very important component of this tonight. We want to make sure that we're next to that system. Here's an aerial as we zoom in now, and we're going to get very close now to talk about the actual development. But this is an aerial of what you see. And the East Main Place former facility is right there; it's at the top. It is not salvageable. It's done. It's empty now and it will be bulldozed at some point, much like many of the buildings up on Griffin. It's not habitable; it can't be used. But it was recently up until 2014. That was a significant transitional population in that exact location. We are proposing to be immediately south of it. You can see the site plan. You've seen it in your reports. This is all a field right now.

We do not plan to touch this creek or the trees within it. We are outside of that. You can see the location is here. We do not intend to harm any of that natural character of that stream and that corridor. So we are self-contained to the west of it. It attaches to Reed Avenue. It is accessed through Reed. And, again, we talked about CART right up here. You can see, actually, that little stop right there so we can walk up to CART, we can access it easily from Reed and we're in a location that does not disturb the natural creek corridor. This is the graphic – you've seen this already, but I just want to spout out some of the particulars. It's about 3 acres. It is a PUD – a Planned Unit Development. Your zoning is within your packet tonight. There are two phases on this. The north end will be Phase 1. I'm going to ask Richard to come up in just a moment, but first let me just talk a few things. The north end will be an office building and the main building – and Richard is going to show you in detail what that looks like – and then there'll be other areas. But these are basically the cottages – 32 cottages in Phase 1, which is this north end – 16 of them are efficiencies; 16 of them are two-bedroom. And then the Phase 2 would be down in this location – 10 family cottages and for more of an extended stay. Now, at this point, I want to ask Richard to come up and talk through more of the design, a floorplan and some imagery that he has developed for the project, and then I will be back up to introduce April Heiple.

2. Richard McKown, 4409 Cannon Drive – First let me say what an honor it has been to get to work on this project. I was thinking about it. It's been 20 years we've been in the process of preparing for this. Years and years ago my brother led us through a process of trying to bring a \$52,000 house to the market when there was a list of over 600 people here in town who were in a qualifying group to be able to buy very affordable houses and there was nothing available. And we, through that process of trying to figure out House 52, we started collecting up everything we could get our hands on on tiny homes. Between my brother and I, we've got at least 20 books on the subject, and we share among each other every time we come across a new one. The state of the art of creating transitional housing has shifted to this kind of detached cottage approach with tremendous success in cities like Austin, Texas or Portland, Oregon, as opposed to a big multi-family off of a common corridor, kind of like East Main Place was. It's kind of like a cramped apartment condition. We're experiencing way better results for the residents, including the sense of propriety, the beginnings of understanding that this is my home – this is mine to look after and take good care of, and a better preparation for them getting back on their feet to venture back out into the rest of the commercial market. So, with that in mind, working with Matt Graves with AIP, we started, first, by going over and doing a couple of very detailed visits of the current Food and Shelter site, looking at how the site functions. Actually, it's amazing what they do over there in right at 4,500 square feet. But it wasn't a building designed for its current use. And so you've got problems with where people line up when it's lunch time. You've got problems with traffic flow, as people come into the laundry facility. You've got problems where people are needing to get to someone's office but they have to walk through two other people's office to get there. It wasn't intended for what that building – I was told once upon a time it was a restaurant way back when. So it's amazing what April and her staff make happen over there. But Matt and I spent a lot of time and what you're seeing here is multiple iterations down the road of a building that begins to tell the story – and I should probably move on to the images – it begins to tell the story of a big farm house – a big ranch house that's welcome and inviting. Come on in, it's lunch time. I don't think they're going to have a triangle or a dinner bell, but it's that kind of spirit of the Oklahoma prairie and it's a big, wide 6,000 square foot building. I mean 6,000 square foot houses get built in this town all the time. It's not disproportionately out of scale. It's low-slung, keeping with the prairie vernacular, and it's got lots of windows on the street. We've pulled the house – the main building – up to the street to create a warm and inviting presence and give it a good street edge. And we've created a really significant amount of room on the east side, over on the courtyard side, for people to line up during lunch and to give them a place to congregate and to be as they're coming and going and catching up with one another, et cetera. Let me go back to the site plan just for a moment. The other thing that, in preparing for this, we've certainly looked at tiny house villages and, of course, one of the oldest and most storied ones in the country is Martha's

Vineyard in Massachusetts. I had the pleasure of getting to visit that when I was in graduate school – hoping to get to go back really soon. So the layout of this pedestrian path – and, of course, you will notice that there is a driving big horseshoe shape. We can get a fire truck within 150' of any of the units from either direction, but then that really functions as a pedestrian walkway. It's quite a nice wide pedestrian walkway. But it immediately allows you visual access back to the wooded area, which is, of course, also floodplain as well as waters of the United States blue line creek, so we're preserving that because we have to, but we're also preserving it because we want to. We feel like it gives a significant backdrop to the property. So we've really laid everything out in such a way that we've been thinking of lines of sight, so everyone feels like they're seen and can see what's going on. Those kinds of things, when they're well paid attention to, make for a high quality community. When you've got blind corners, they make for places people aren't comfortable. So one of the other really important aspects of this – that the Sarkey's Foundation, Kim Henry actually said this is so important we need to scale up the playground and really make this a safe place for kids to play, and Sarkey's Foundation is a major supporter of the project, specifically for this component of it. That aspect of this is designed just like we would design any of our residential neighborhoods, where we've got windows facing that open space play area where kids will be well supervised, where there's, again, eyes on the community – lots of activity. The more activity you have, the safer people feel being in a neighborhood. Proud to be part of this and I'll let Sean take it back and I'm happy to answer any questions.

3. Sean Rieger – Thank you, Richard. I do ask if we could have April Heiple speak tonight. She is the Executive Director of Food and Shelter and I want her to give you some perspective from the operational and history of it.

4. April Heiple, Executive Director of Food and Shelter, 104 Comanche – I get the distinct honor and privilege to go to work at Food and Shelter every day. Food and Shelter is a magical place. It's one of the most amazing jobs I've ever had in my life, and I've done some really cool things. I get to see people go through life changes. Families become stable. People leave the streets and find jobs and get homes and comfy chairs and coffee pots. There are so many reasons people come to Food and Shelter every day. A lot of times it is because they're literally hungry. Sometimes they just need diapers for their babies. Most of the time it's because they literally have no place to call home – none at all. But whatever the reason is that they show up there, they find those things – solutions to those problems and so much more. They find a group of people who invest in them – time, energy – and help them become something they didn't even know was possible. They find a group of people – a community – who believes in them even when they don't believe in themselves. And I'm going to ask you to believe in them and their potential, too. These are moms, dads, kids, somebody's brother, somebody's uncle, somebody's baby. And there are many reasons people become homeless – many – the least of which is bad behavior. Most of the time it's things outside of their control. I have never once been afraid at Food and Shelter – never once. In fact, I take my 7 year old daughter there – my 7 year old special needs daughter there almost every single day. My teenage daughter volunteers in the kitchen and has for years. We have Boy Scout troops, Girl Scout troops, elementary age leadership classes, high school kids, college kids – everybody you can think of comes to Food and Shelter and shares time with our guests. Just two weeks ago we had second and third graders from First Christian Church show up with bags of candy that they put together and shared time and candy with our guests. Homelessness is a plague on this community. It affects every single one of us, whether we know it or not. And fear cannot be a reason we do not invest in a solution to homelessness – something that will drag us down and define us for decades and decades to come. And this community, led by members of the City of Norman staff, as well as the Norman Housing Authority, and Food and Shelter and all of our colleagues around the community, have committed to end veteran homelessness by the end of this year and to end street homelessness by the end of next year, and we can't do that without this project. We just can't. I have prayed about this and I have thought about it and I've evaluated

every possible other solution and what I know in my heart and in my gut is this is the right place for Food and Shelter. It's the right place for our residents. It's the right place for our guests. It's the right place for Norman. We are the right team of people to champion this and move it forward because Food and Shelter is top of the line at doing what we do. This is the right plan. It's beautiful. It's people-centered. And this is the right time to do it. Right now. Thank you.

5. Sean Rieger – Thank you, April. Mr. Chairman, in closing, I would simply say that staff is recommending approval for this. As staff wrote to you in their report, this facility is appropriately located due to the adjacent State facilities and services available for this type of use. And I will just read it one more time for you to think about – July 2008, when the City Council of this community says that the City of Norman reaffirms its commitment to inclusion as a fundamental aspect of our community. That is what your vote is about tonight. Do you reaffirm, as the City Council did in 2008? We thank you very much for your time.

6. Ms. Pailes – Start with an easy one. There is a detention pond on the southern edge that shows up as square. Out of curiosity, is that one that's surrounded by cement and dug down?

Tom McCaleb – Are you asking why it's that shape?

Ms. Pailes – I'm asking if it's like the one at the Crimson Apartments. I mean, there's some that are ...

Mr. McCaleb – No. This would be all earthen. The reason it's so weird looking is we've got to stay out of the floodplain. So we had to honor the floodplain and we actually had to reduce the size to make sure we had sufficient detention so we didn't aggravate any more drainage issues. So we'll do Phase 1 with Phase 1 and Phase 2 with Phase 2.

Ms. Pailes – But it's berms and slopes?

Mr. McCaleb – Grass and stuff.

7. Ms. Gordon – I have a couple of questions for whomever can answer. What kind of hours does Food and Shelter have right now in the facility that you're in currently?

Ms. Heiple – Well, our office building is open Monday through Friday, 9:00 to 5:00. So that's case managers, offices. Our dining room is open every day of the week, roughly around 8:00, 8:30 – depending on when our staff gets ready to open up – and closes around 5:00, except on the weekends it's around 2:00. Now, with that being said, when it's really, really hot outside we will keep our dining room open extended hours to help people get in out of the heat, because it's really dangerous out there. And when it's really, really cold we operate extended hours, too. And sometimes that's 24 hours a day, depending on what's going on with our weather. Of course, the housing units will be occupied 24 hours a day.

Ms. Gordon – But otherwise the hours would stay the same for everything else – the office, the dining room.

Ms. Heiple – Yeah. The same model we have will carry over to this one. Yeah.

Ms. Gordon – How often do you guys have issues there? How many times are police called or any kind of thing like that?

Ms. Heiple – I don't have exact statistics.

Ms. Gordon – Just ballpark it.

Ms. Heiple – I would say there's a police officer that might present for one reason or another – not because we've called them or had a disturbance or something – once or twice a week. A lot of times it's they come to us just checking in.

Ms. Gordon – And do you have any complaints directly to you guys from the local businesses that are around that area right now – that may call you guys up and be like, hey, we have an issue with whatever?

Ms. Heiple – The only complaint we ever really have on a regular basis is trash. And it's really one specific person who is just very ill and he gathers lots of things and leaves them on doorsteps.

8. Ms. Pailes – First, it's a fabulous place and the people who have done it for so many years are considered to be sainted, practically. It's just a fabulous spot. Some issues will come up, obviously, when there's a public presentation. Will there be an on-site caregiver person there?

Ms. Heiple – 24 hours a day. Yes.

Ms. Pailes – A person, or like a couple?

Ms. Heiple – We, right now, have plans for one designated site person, but as we move forward we were definitely considering the need for two, just because it's a bigger site. Right now we just have one.

Ms. Pailes – I know when you drive by – I live not too terribly far away – there's always folks loitering. Not always, but quite commonly. Are you going to address that issue? Is there a way to address that issue?

Ms. Heiple – We have rules in place that no one is allowed, unless they live with us – allowed on our site after staffing hours. So after 5:00 on weekdays and 2:00 on weekends. Now, I'm not there 24 hours a day – people do loiter. Sometimes I've driven by – 2, 3, 4. At the daytime hours, the reason it looks like there's so many people loitering outside is because our dining room seats 60 and people need to eat outside.

Mr. Rieger – If I could add one comment to that, too. In the planning of this, they've tried to address that. If you see on this site plan right here, one of the big components of this was that the entry into the dining area is on the back side of the building and there's a significant amount of open space on the back side of that building. So we have thought about that. The planners have thought about that and now we've moved that around the back of the building and that is where the line-up space will happen and the people will be standing and waiting. Out of view from Reed Avenue.

Ms. Heiple – We have City ordinance signs posted on our facility that give us the authority – give the people the authority to tell people you're not supposed to be here if they see them. So we will maintain that role.

Ms. Pailes – And, by the way, I think the tiny village is an amazing idea.

9. Ms. Gordon – I have one other quick question. Is it a cost issue, or timing, or can't do it – as to why this wasn't put on the same area that East Main Place currently is now? Because I know that Sean Rieger said they were going to tear it down anyway.

Ms. Heiple – Yes. When this first started – it's been 8 months now – that was kind of our original first concept. But then we discovered that those facilities are asbestos-ridden and it's going to be very, very, very expensive to get rid of it. So it was just not possible for us.

10. Mr. Knotts – Sean, could you kind of step through the process of identifying this location? I mean, other than the close to East Main Place, but how the State came and – did they dictate anything on that?

Ms. Heiple – I don't know how much about this most people know, but there's been some conversations within the City of Norman for using this site as a social services campus for some time. And whenever the State finally became ready to have that conversation, they indicated this was something they really supported because it was so closely tied to their mission and they wanted to support this kind of concept.

Mr. Rieger – And from a planning standpoint, Commissioner, I think that it was largely driven because if you look at any area of Norman, like I showed you in the 2025, there's simply no other place in Norman that has that caliber of an institutional/social services use to it. And so it became a natural move to look at that location and that area as to where we could make that work.

Mr. Knotts – So reading material that has been sent in to the Planning Commission, has there been any look or investigation of other locations in the blue?

Mr. McKown – If I could speak to this – and I never ever thought to include this drawing. One of the things that the State asked us to look at was to contemplate the hard corner of Main and Reed and tie these things together in a way that could contemplate other social service buildings being built at the Main Street side of the campus. So this is a part of a larger idea that

was contemplated. Once we proved to the State that we're leaving behind a good and useable piece of land that's got 6,000 to 10,000 square foot building office pad sites, acceptable parking ratios, et cetera, they're like, okay, that makes sense. Now this 3 acre site makes sense as well. And they did ask us to put it into a larger context.

Mr. Knotts – So the State, who owns that property, basically asked – or suggested that it would be better for all people to be off the corner and down, and leave that corner for some other use?

Mr. McKown – Absolutely. The State, in order to be able to fund their new building they need to build, needs to sell off a whole lot of pieces of this property as one of the main sources of funding to build a new hospital that meets current code. And so they sure weren't really excited about giving up a Main Street corner, if you will. But we got them a concept in hand that they can probably go and start selling off pad sites pretty easily.

AUDIENCE PARTICIPATION:

1. Roger Gallagher, 1522 East Boyd – I was curious when this came up as to, perhaps, the site is not available, but Whispering Pines is a large area home – rest home – that, when I heard about this, and driving by looking at Whispering Pines, I wondered if Food and Shelter had taken a look at that as a possible facility – being spacious, having a cafeteria, having facilities there for people for a duration of time – a long duration of time. That was one. Another question about the site was, you're looking at the creek going through there. Now we've been having meetings regarding the future of this area. One of the concepts was to develop an upscale commercial area in that general area north to where the east and perhaps have a small lake and, if I'm not mistaken, to coordinate that waterway with that creek somehow. But if that doesn't happen, are these units that are being designed – are they going to be elevated enough to allow for that creek to flow over and pretty substantial water, whereby they won't be flooded? Are these going to be – are the pads going to be raised up enough to avoid having this unit, if it's built, so it won't be flooded? Because they're all flat. They're all, evidently, slabs. And I'm just wondering what kind of water problem we would have if we encounter another storm system like we have had and then one is promised this weekend. I didn't get to drive down this area before, when the rain ended. But it leads me to think that this is very close. As a matter of fact, I know that's abstract, but it's pointing into that floodplain. And I'm just curious what consideration was given in that regard. The amenities in the tracts and the units – I guess they're going to be air conditioned and they're going to be heated. Will there be a central control unit for everything, or will these units be subjected to whatever the residents wants to set with heat and cool? That reminds me of a little bit of help that Food and Shelter gets from the City. Now, if these units are all purchased and the utilities being something now that the City usually sees from Food and Shelter annually in a request, will the City supply the cost for the utilities for these, or is the package that is going to be donated adequate to cover the utilities for these 16 to 20 – I may not have the proper number – 16 to 25 units, plus the house? And, last, the idea was put forth here by the Mayor a couple of months ago that the idea to construct something like this was to so call end homelessness in Norman. That's rather hard to do because of people going through life's accidents and problems and developing problems that renders some people homeless. So in the long run, is this going to be potentially expanded? And, if not, it seems to me that they're going to be over-crowded in let's say 5 or 6 or 8 years down the road. And my last question regarding that is homelessness is afflicting people in many ways. They can come from many ways – accidents, congenital malformations, things that bother people that they can't cope with, mental illnesses. It was mentioned before that this is called a transition, and hopefully people who are homeless can transition into a self-supporting lifestyle, which leads me to ask Food and Shelter, is there a portion of people who have been formally placed in the Food and Shelter support system now, and in the recent past, that have been – let's call them graduated out and been able to lead a normal, self-supporting life? That would be a beautiful goal of people who are homeless anyway, and institutions directing them. But these questions have come through my mind and I know it's several of them, but I just wondered if some of

those can be addressed, and particularly the success of graduating people into a normal lifespan where they can be self-supporting. Thank you.

2. Jacqueline Moreno, 916 East Symmes – Right in the corner of Reed and Symmes. I just want to say I'm a resident there and single mother. My house is a Habitat of Humanity home. I'm trying to progress. And I just feel like this project planning is not going to benefit our neighborhood in trying to progress – all the people that live in our neighborhood vicinities. And also our children. I feel like they're not safe. Right now we have a lot of people wandering around in our neighborhoods that my children can't even walk out and play. We deal a lot with – I've dealt a lot with calling the police on people just wandering around or doing drug dealing. That's what we're fighting right now. We're trying to keep it as safe as possible. I just feel like this would not benefit us as a neighborhood vicinity or our home value in that area. Thanks.

3. Rebekah Fisher, 912 East Eufaula – Mine is one of the houses that you can actually see in the picture. I'm the second house in from the corner of Eufaula and Reed. I am also a single mother with beautiful girls. And I also worry about the safety and security of my home. I am a nurse. I actually worked as a clinic nurse and clinic manager of Health for Friends, working with the same population. I know April well. We have worked together on numerous occasions, to the point that I was actually the nurse that went into Food and Shelter to administer flu vaccines to their clientele. I've worked with them on a pretty consistent basis over the three and a half years I was with Health for Friends, up until the merger with Variety Care, at which time I went to the State to work with Medicaid. But I have a long history – well, I say long – three and a half years, at least, of working with the people that will be assisted through Food and Shelter. Please know that I know these services are needed – they're desperately needed in Norman. They are important. And I value caring for the homeless. That's actually my passion and plan to do that continuously after I get my degree as a nurse practitioner. My question – my concern comes from the location. This tract is across from the elderly, across from single mothers with children. What protection do we have with this facility as an attractive nuisance to people who choose to be homeless? I know that homeless comes in many faces. There are many faces of why people are there. However, some people choose – through their addictions and through mental illness – there are reasons why people are there. I have been personally cussed at, spit at. I was blackmailed by one of the residents of East Main Place. I was physically threatened by a client of Food and Shelter in the clinic setting. We've had to call police on multiple occasions. In I believe it was 2013, forgive me if I'm wrong on that – it might have been 2012 – when Health for Friends opened the Women and Children's Center at 1125 North Porter, right across from the hospital, which is just to the east of Salvation Army, a lot of the same people that are seen and helped by Food and Shelter also travel to the Salvation Army location. They frequently left their bottles of alcohol empty in the parking lot – this is a women and children's center, with no trespassing signs posted everywhere. They stashed their bedrolls in the bushes. They leave their trash everywhere. They sleep in the alcoves. I have pictures, if any of you would like to see them – current pictures, actually, of people even so much as – there's a picture of a gentleman sleeping underneath the no trespassing sign along the fence. They do not respect property. They do not respect people. They will cuss at you. I've heard story after story, in addition to my own personal experiences, and I know that they're not all like that. I know that there are some very beautiful people that are appreciative and they're wonderful, and it's not the people that are living in the 32 units that I'm concerned about. That is a great and wonderful plan. I really, really love the idea. But when they can't house 60 people in their dining room currently, how are they going to fit them into housing with 32 units? What about the rest of them? The foot traffic in the area is going to increase. We already have some. I have pictures of trash and things in my neighbor's shelter – there's a small shelter that he has underneath his shed where people have left their food and beverage items. So I know that they're there, and that's not the concern. It's the numbers. How are we going to restrict the traffic through the neighborhood, past the schools? Two blocks we've got CCFI, where classes of pre-kindergarten children are going to be there. And how are we going to minimize the risk to people – to children? Are there

screenings for pedophiles? At the pre-planning meeting, there is no screening. At this point they don't do background checks. How do we maintain the safety of ourselves, our children, and our neighborhood? Thank you.

4. Matt Vochatzer, 904 East Eufaula – I live at 904 East Eufaula, which is just down the street. And my wife and I did not receive a notice, nor did any neighbors west of us. This is undoubtedly a project that's going to affect the housing values for a mile, but no one is being told. We were just outside of the 350' radius. We weren't told about the meeting prior to this one or this one until neighbors came and informed us. We don't have kids. That's not our concern. I want to start out by saying this is a great project and you need to do it, but not there. And any future projects that you have any control over on that State land – you need to be sensitive to. West along Jenkins you have another care facility – or a food drive facility. Okay. It's also a corridor for the homeless population. If you open one here for food, you're going to create a nuisance – a reason to traverse neighborhoods – not main streets – not areas with sidewalks, which ours does not have still – but neighborhoods. We have public parks with a lot of parents with children. So there's a property value question. There is a safety question. The general nuisance question. But those need to be done. And I notice none of these maps do we look at the northern half of the unclassified section, just north of Red Rock just south of Robinson. That whole area is open. Been no discussion of developments there as far as I know, and it's larger. And there is no creek and there are no neighborhoods. So why isn't that being discussed? And if there is a reason, we'd like to know what it is so that we can check it off our list of things to look at. So, that being said, a lot of different points were made today. We don't have any idea from what's been discussed what the population is of the homeless in Norman. If 600 people were looking for housing 20 years ago, what is the population that's going to be attracted to our neighborhood? Is it reasonable? If you're going to do this whether we have objection or not, you are the stewards of our safety. Is it reasonable? You're also the stewards of our land value. Is there nowhere else we can build this?

5. Todd Perkins, 144 Reed Avenue – Live directly across the street. There is a homeless problem. This is commendable. You can go down Porter and see the issue. I'm not sure why we're not rebuilding East Main Place. The expense? Well, it's going to be bulldozed so the asbestos – is that not going to be gone at the same time? How much expense is it going to be to build this community here? You don't have the money to rebuild East Main Place? The people that don't live there, that are there for dinner – where are they going to – are they going to squat? Are they going to pitch tents in the field next to it or in our back yards? I oppose it. I think it's a great idea, but not there.

6. Sue Sanders, 148 Reed Avenue – I was surprised to find out that the principals of Jefferson Elementary School and Longfellow Middle School, which are four blocks away and then one more block to Longfellow from the other side of Jefferson – neither of the principals were aware of this being built. When I was 36 years old I was raped by a homeless man who broke into my house while my 2 year old daughter witnessed the event. This is the reason I moved to Oklahoma. I thought I would be safer here. I bought my home 20 years ago and have been an RN for 15 years in hospitals. I care deeply about homeless people, despite what has happened, and I'm all for women and children being provided for near my house, but my front window, my main source of light, will be directly absolutely across from the central area of this place where many men that are not going to be provided housing will go for meals. In the 90s a 3-4 year old boy was playing alone in the park off of Lindsey Street – I found it in the Norman Transcript – and was brutally raped, beaten. One of his eyes was violently poked out. If the meal kitchen was opened and soon after one of your young relatives was playing in Cate Park, which is three blocks from this, and something like that happened, I ask you to consider how you would feel. And also if something like my situation reoccurred to someone else that was in your family. Seems like you consider the benefit of – these maps don't show the vast, vast, vast neighborhoods and the schools. So, as my brother said, Norman is a nice city. I would not

consider the neighborhood a slum. Bringing homeless facilities to Reed Street will turn that neighborhood into a slum. We need to help our homeless, but in a nutshell, the neighborhood will go downhill and you may actually create more homelessness. A real estate agent urged me to sell my house and get out of there before we start breaking ground.

7. Hope Ewing, 142 Reed – I'll be right across the street from this fiasco. First of all, I'm all for helping the homeless, but I believe that homeless places to help people like that, those people are too rough for me. I cannot be around them. I'm afraid of them. And I feel like that they should not be in a neighborhood, because they will make the neighborhood go downhill pretty fast. Secondly, right now I look out my window every morning and for them to build a big structure like that, there's a chance that they'll be knocking down the trees that I've been looking at for 13 years and sitting under and meditating. And not only will they wipe out all the flowers that I love there and all the grasses, but the trees are like a hundred years old. So that's nice that they want to keep the trees along the waterline. I commend them for that. But I just don't want them there. I drove by Friends today and I'm very, very uncomfortable with the men there at Friends. I suffer a lot from low stress tolerance, so this isn't going to be good for my disorder at all. One of the things that I like about living there is that I can relax every day by looking at nature and watching nature. I recommend that it not be developed at all, that it be turned into a wilderness site so that everybody can come and enjoy it. People come there and they run and they play Frisbee with their dogs and we've got bicyclers and we've got hikers and it's just really nice to have this little piece of nature there that's not developed. Because Norman is being developed all over the place and it's not satisfying our souls – it's just commercializing everything and putting cement everywhere and we can't relax. We have to have nature so we can de-stress and we can relax. And I'm not comfortable around any of these people at Friends. That's nice that these other people are comfortable being around these people, but there's no OSBI checks at all for perverts, for rapists, for murderers. We don't know. You shouldn't even be bringing children around these people. When I'm around some of them, they're just so angry and so antagonistic. I'm just totally uncomfortable with these people. That's why I don't go hang around at Friends and I don't want to wake up every morning and look at the down and out when I look out my window. I just don't think it's appropriate. You don't put this on the west side – you don't put it over where the rich people live. You want to throw this over where the poor people live, like we don't matter. But we do matter. We have a right to a nice peaceful neighborhood and this is a good one. It's on its way to being a really good neighborhood, and I love living there and I want things to stay the same.

8. Amberlee Darold, 140 Reed – Good evening. I'm Hope's neighbor. When I bought the house I felt like the neighborhood was safe. And I do agree that this is a wonderful project and it should happen by all means. We've talked about how much this shelter will help the residents that will be moving in. However, we have not talked about what the shelter will do for the residents who currently already live there and own housing there. I think that's an important thing that needed to be addressed more. I have several points that I asked at the last meeting that I don't feel were answered, and I just think they need to really be considered. One of them is that – it's already been mentioned – but that there is no drug or alcohol testing, other than, from what I can understand, just visible observation. Also, there's no background checks, has also been mentioned. They also have no clear plan to minimize loitering, which they mentioned themselves already this evening. I don't think that they have the experience of this type of facility in a neighborhood. I think that's a real problem. I was unable to understand how they were going to deal with loitering. It was asked again tonight. They still don't seem to know. There's also the issue of parking. And I asked at the last meeting how they were to deal with that, because I've driven by the Friends shelter. I used to drive by every morning on my way to work and there's always cars out there – people who are clearly living in their vehicles. Well, I was told that's public parking and that's why they live there. I might be wrong, but I'm pretty sure the street in front of my house is also public parking. So I don't see how they're going to deal with that, not to mention the road is barely two cars wide. I don't know what they're going

to do with the traffic. From what I understand, also, the parking lot is for volunteers only, so people who drive to the facility will also be parking in front of our homes. So I don't think there's any plan for the increased road traffic – not that I understand, anyway. And, also, lastly, I asked at the last meeting as well – they don't have any plan on how they're going to deal with crime or complaints from the neighborhood. And as Cynthia asked before, how many times the police come – and April was unable to answer that. That seems like something you would remember. Cops clearly come there enough, and whether they come just to check on people and you don't actually call them, they're still there and I think that needs to be addressed, too. That's all. I just think it's going to make the neighborhood very uncomfortable for the majority of us, especially the single women and mothers. Thank you.

9. Sue Sanders – I'm speaking on behalf of Andrew Kochevar and he lives on the corner of Eufaula and Reed. He was unable to be here because he is at work in Ohio. He tried to fly in. He's in the process of trying to make sure that we get legal counsel to work for us. I feel like this – since we're given a very, very short notice and so few people in the area were told – we did not have enough time to organize and to really look into how this might affect us. I was asked to delay the vote and postpone it, even at this level, so that we could present ourselves in a more professional way. Thank you.

10. Rochelle Hardin-Monis, 2601 132nd Avenue S.E. – I'm out in the country but I work here in town. I used to be the Client Services Coordinator at Food and Shelter for three years – four years, actually. What I'm hearing is a lot of questions and a lot of fear, and I certainly understand that. I think there's a need for a lot of education. I think there's a lot of unknowns. And I do think that there are a lot of programs in place that people don't understand are here to accommodate those single people that people think are going to be milling around. There is being a concerted effort to house people who are homeless and single. It's called Rapid Rehousing. There have been monies come down and there's been a lot of that occur. Yes, there are still a lot of people. We've received a lot of imports from Oklahoma City. As they've beautified downtown, we've received a lot over the last few years that we didn't used to have, and, plus, the problem has just become more prevalent. I did not fear for myself there. I worked there. I brought my child there. I understand their concern. I just believe that this is needed. I hope that there can be some more communication and I hope that there can be some education. And I hope that you guys will support this and figure out a solution that will meet everyone's needs.

11. Sean Rieger – I do want to just address a few of those questions as best I can. I think the nice lady that just went before me talked about sort of their experience in dealing with the population, and I want to say a lot of what we heard tonight was fear. We faced it on Mission Norman. We faced it on some of the high-impact institutional uses – Southern Plains Treatment Center. We've done many of these where there is the fear. It will always be there. I think what I want you to think about is that you heard many speakers here tonight say it's a great project and we should do it, just not here. Do it somewhere else. Do it over there, not here. I just want to suggest to you, you will hear that everywhere. Anywhere this is put, you will hear that same comment. That comment is not unique to this site. That comment is what you will hear every single time everywhere. So it doesn't change if we shift to another place. I do want to talk about Whispering Pines. That's been mentioned. And April leaned over to me and said she gets that question once a week – or almost daily, I think. We were before you not long ago on a rezoning on Whispering Pines. That project is in flow and another very, very expensive site to do, as is rehabbing the East Main Place. So we are simply not available for that location. So many problems as far as sites like that that just become too expensive. And this is a particularly creative solution; we couldn't do this solution on those sites. This is a creative one, I think, and Commissioner Pailes mentioned it that it's a pretty exciting vision for what they want to do. Last comment I want to make is we've heard a lot about putting a shelter in this location and what it would do to the neighborhood. There has been a shelter in this location since 1992. There has

been a location here for a long time. This is not a new issue into this neighborhood. So I suggest to you that this is not some kind of enormous substantial change from what has existed there. Last point, I do apologize, one more – CCFI has just invested right down the street in a remarkable project. The Boys and Girls Club has been announced to go in that location right down the street – another example of a service that will be immediate to this location that can be utilized by the population that will be a tremendous benefit – tremendous asset for our community and they will be right there together and they, I understand, are excited about this project. So, with that, I thank you very much for your consideration and we ask for your support. Thank you.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – Having been on the Griffin Oversight Committee and being a resident of Norman for 42 years and looking at the history of that site, because it is Department of Mental Health property. It's been that. At one time it housed over 3,000 patients; now it's down to 124 or something like that. But one of the things that makes Norman a great town is what we do is support. I agree with what Sean was saying, that we are a city that supports its residents of all economic backgrounds. And what Food and Shelter for Friends has done over the years – I was on the board many years ago – is something that's needed. I understand the worries of the people in that neighborhood, but I also see that this is an appropriate site. East Main Place housed people and the need for housing is imperative. The design of this project is, I think, extraordinary, because I've seen housing projects in other places and they look very institutional. So I support this project.

2. Mr. Lewis – Let's take a brief view in history. In the 1890s, Griffin Memorial Hospital was put into Norman, Oklahoma, and a very large farm that we see before us today was incorporated into part of that mental health institution. I believe it was in the 1930s when the actual hospital was first erected, and that's many years before this neighborhood was ever here. Now let's take another view back to Tuesday, July 22, 2008. I don't know if anyone remembers that date in these Council chambers. One of the things I love about the City of Norman is our inclusiveness. But on that day I was very sad and ashamed to see my city all but exclude and a young man go home that night and kill himself because he did not feel validated and welcome in our city. We are faced with that exact same situation here tonight where we are asked to be inclusive of a population that needs our help. I've been in the health care community, specifically mental illness, for over 25 years and never in one day of my life have I ever been afraid of someone who suffers from a mental illness, or someone who is homeless. Homelessness is not a choice; it is a result of certain factors. I strongly support the wonderful people of our community who have the resources and the wherewithal to put something of this nature together to help those who are most in need. And I would hope, for those of us in this audience who may be afraid of what the future may hold, embrace and include. Someone asked me would you want it in your back yard. I would go a step further and just say in the 25 years that I've been in the mental health community, I've not only had individuals in my back yard, I've invited them into my home and Maslow would say, met their basic needs giving them food, giving them water, giving them shelter, and watched those individuals grow and blossom into very wonderful members, not only of the Norman community, but of our State as well. I would hope that we would take the very positive perspective on this very viable and wonderful project. And, Ms. Heiple, I say to you thank you for what you do for our city, but more so thank you for what you do for the people that really don't have a voice in many communities, and you share that voice with us today. I am very proud to say you're part of our community and thank you very, very much.

3. Ms. Williford – I would like to say that I take my children to Food and Shelter several times a year to educate them about the reality of homelessness and that it is not a choice; it is circumstances beyond people's control. And wonderful organizations like Food and Shelter educate them, get them back on their feet, and make them citizens of our community that contribute and value and make a difference. I have never been scared to take my children

there. I have never been scared to be there. I run by Food and Shelter, sometimes at 5:00 in the morning, and I am not scared. I don't see people loitering and hanging around. I am a realtor. I can't promise you what your property values will do, but they, in my opinion, will not go down because of this beautiful, beautiful community that is being built. I would welcome it in my back yard. I think that it is lovely and I thank you for what you're doing.

4. Ms. Gordon – I'm going to have to respectfully wholeheartedly disagree with my fellow Commissioners for quite a few reasons. First of all, I would like to respectfully disagree with my colleague comparing the discussion tonight on homelessness to the City Council meeting regarding Gay History Month. They are not even close. Everything I've heard tonight has been, while disagreeing with each other, has always been said with the utmost respect. So comparing that to what happened in 2008 is just absolutely off the mark, in my opinion. For those people in here that have no problem with this being in their neighborhood, that's fine. I live this. I live in the First Courthouse neighborhood, so I have Griffin on one side of me, I have Norman Regional, Health for Friends on the other. So I see the traffic between the two on a daily basis. I don't often have problems with it, but it is there. There is a lot of traffic. Things happen. Right? And so I live this to a smaller scale. I can't imagine – not being a realtor, but I cannot imagine that if you were coming into Norman and you had a homeless shelter living directly across the street from you in a residential neighborhood that anybody would want to buy that house. And I'm not saying that this isn't a beautiful facility. Well done across the board. Well thought out. But putting it on Reed directly across from a residential neighborhood is, to me in my mind, different than if it's directly off of Main, even though it's still close by. Having it off of Main Street is just different than having it off of this side street across from a residential neighborhood. And the fact that I think some people can't see that kind of boggles my mind. I think what we have here – no one in this room, in the City of Norman I would suspect, would disagree that we have a homeless problem and, my goodness, boy, do we need to do all that we can to help this. And no one would disagree with that at all. I can't imagine you would, and if you do, well, I can't help you. But I think what we're doing here is we are supporting one particular group of people at the expense of another. That's absolutely what we're doing. Because even though, Ms. Heiple – that's your name, correct? Sorry if I just – I'm not sure how to pronounce it – suggested that there were only one to two visits by the police to their facility now, which may be the case. I don't know what the statistics are. I have talked to people in that area and I know that there are complaints of the businesses and the facilities around that area, and I think maybe you had mentioned seeing what you see with camping out and being in the bushes and all that. So it seems a little disingenuous to me to discuss well we've only had one or two visits from the police to our facility. I don't know the statistics for that, but I would be willing to bet that there are quite a few calls to the police from all of the areas around that facility. I don't know. I would certainly, probably, be able to look that up, and if I were you guys living in your neighborhood, I would probably look those statistics up. But I just really think that to basically brush – and this is what it seems like to me – to brush these residents' concerns aside, basically just saying well it's just because you don't understand and there's this unrealistic fear, is really minimizing the people and their experiences in this neighborhood. Whether you agree with it or not, you have letters from these people – women that have been assaulted, some by homeless people. And so to say your fear is really unfounded is really kind of demeaning, I think. And so I just don't think – of course Mr. Rieger is correct. Everybody is going to have the NIMBY principle here – not in my back yard. Everyone in this city. It just seems to be that the not in my back yard principle always kind of seems to work for the west side and not for the east side. Now, that is often because these facilities are not – and I shouldn't just say west side – the other side of Norman. It's often because these facilities are not over there, so it makes sense to put it in this area. However, I think, in this case, we should listen to the not in my back yard because it always seems like these types of things tend to go in over here. Now we're talking about trying to develop this Griffin area. As Mr. Gallagher said, some of us here even were interviewed by the Urban Land Institute on what we want to do with this Griffin land, and there were all kinds of wonderful ideas. I don't know the answer to this, but how is having the shelter potentially being here – how is that going

to affect any grand plan of what they can put in or what they wish to put in. I don't know. I just don't know who has thought of that or if anyone has thought of that. I'm assuming they have. I just really, really think that – there may not be any other better place. But I just think that, because it costs more at Whispering Pines, because it costs more at East Main Place to get rid of those is not the problem of the people in the neighborhood. That's for you or the City or someone else to figure out. You can't just say we'll put it there because it costs too much elsewhere. Sure, that's a valid argument. But it's not fair. It just isn't. I'm just going to say this one time, this is not fair to the people in this neighborhood.

5. Ms. Pailles – I'm kind of one foot in both camps here. First, about the open space. There's plans for that. The open space is gone, so it's just kind of not an issue at this point. Something will happen on that land. In lots of ways, I think the issue is – yes, this will have an impact on the neighborhood. Of course it will have an impact in the neighborhood. It's disingenuous to think that it would not. And older neighborhoods struggle to maintain. They struggle not to sink. And it takes real effort. And the thing is essentially who speaks for the neighborhood? If you're a developer, you speak for yourself. You have lawyers who speak for you. You have City staff that are dedicated to assisting you in having your development brought to fruition. You have a lot of backup if you are in the position of being a developer. But who speaks for the neighborhood? And the answer is the neighborhood speaks for themselves, and good luck on that. Because you are in a much more vulnerable position. And it is. You don't have long to organize and you don't have the standard resources in place to do so. So it's difficult. Yes, of course, this will impact the neighborhood. And, in lots of ways, the fears are not about the residences – it's about the dining room. I don't know if there's a way to in any way resolve that. I was kind of surprised this was put facing Reed, rather than put facing either Alameda or Main Street, which are possible within this general mental health area. It would seem to me that facing 12th would be a far better solution, although that puts foot traffic along a busy street, so there's that. But that would seem to be entirely appropriate and it would pull it away so you don't actually have people facing into this neighborhood, becoming aware of this neighborhood on a daily basis, and just kind of penetrating the neighborhood. Again, as everyone said, it's a wonderful thing. Could it be relocated by a bit? It seems possible. Even on Alameda – facing Alameda would be preferable. So, anyway, that's my thing.

Chris Lewis moved to recommend adoption of Ordinance No. O-1415-41, and PP-1415-25, the Preliminary Plat for FOOD AND SHELTER ADDITION, A Planned Unit Development, to the City Council. Dave Boeck seconded the motion.

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

YEAS	Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	Roberta Pailles, Cindy Gordon
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-41 and PP-1415-25 to the City Council, passed by a vote of 5-2.

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Item No. 10, being:

O-1415-42 – EAT-1403, L.L.C. (A.K.A. MILLENNIUM APARTMENTS, L.L.C.) REQUESTS AMENDMENT OF THE PUD, PLANNED UNIT DEVELOPMENT, ESTABLISHED IN O-1314-18, TO ADDRESS SIGNAGE FOR PROPERTY LOCATED AT 900 E. LINDSEY STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Amended PUD Narrative with Exhibits A through E-4/5

PRESENTATION BY STAFF:

1. Jane Hudson – The existing PUD was approved by Council in November of 2013. At that time, they came through for this Planned Unit Development for a student housing project. At that time, the sign package had not been fully vetted. They didn't know what they were going to do out there. They came back in a couple weeks ago with an application for the signs there on site and realized, due to the underlying zoning for this PUD, which is RM-6 for the multi-family use, the signs that they were proposing actually do not fit under the PUD Narrative that was adopted for this site. So the only changes that you're looking at for this application are to the allowed signage. And, as stated in the staff report that outlines what they're proposing on Exhibit E in the packet that you have. The existing zoning in the area – of course, this is just reviewing what we saw a year ago, but the existing zoning is R-1 across Lindsey and R-2. You have the apartments to the east. Again, there's R-2 to the south, and then there's some commercial development to the west. The existing land use: multi-family on the east; some single family/duplexes on the north; again single family/duplexes on the south; and then we have the commercial development to the west of this project. Just a review, again, of the area. The homes on the north side of Lindsey, apartments on the south. This is the site itself. This will be their main entrance off of Lindsey. This is the parking garage. The west side. And here's part of the commercial development there on the west side – the Braum's. This is the parking lot of Braum's, and this is the north face of that extension which goes out and touches on Classen on this east side. Staff received no protests for this proposal and we do recommend approval of Ordinance No. O-1415-42. I'd be happy to answer any questions that you might have. The applicant's representative is here with a brief presentation for you as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I can be very brief if you wish. I didn't know how much to show you about this one, because it is a different request. You don't typically get a signage request. So let me quickly tell you why. It's a big building. This was the first kind of building like this that was approved in Norman and, regretfully, at the time, like Jane said, when you do zonings you don't have detailed plans yet down to the level of signage. So when it was done, the sign code is basically set by types of uses. Well, this is a residential use so it fell within the residential category. Residential sign code does not allow much signage; it's pretty slim on what they allow for residential. So for a large building like this – now we learned that. When we went back through with Bishop's Landing, by the way, we then realized that and Bishop's Landing we put the signage in the PUD and it was approved in the PUD and, actually, there's larger signage in Bishop's Landing than what we're asking for here tonight. So we learned that in Bishop's Landing that the residential signage package didn't really work for large buildings like this. But we didn't know that at the time here and so we're back asking for your approval. It is not a real significant signage change. You can see it in actual fashion, and Mike Hughes with Signs Now is here to talk through it even deeper if you wish. But that's it. A little M right there – and I say little because it looks little on a big building like that. It's five feet and that takes it beyond the signage code. The scale of it fits. And so that's the issue of why we're here tonight. You can see the little M we're proposing right there. There's the Braum's right there, and an M right up there between those windows. That's one sign. The second one is that Millennium right there. Again, that looks in scale to the building, but it's over the size if you were to actually do a smaller one. And I would note that image was shown at City Council. City

Council saw that when they approved it. You did as well. So that's not changing. Again, it just doesn't fit within the actual code of the City of Norman for signs. There's another M – the same M as you saw on that other one. This one is proposed on the east side. This is a pole sign. This pole sign would be proposed on both the frontage of Lindsey and then all the way around the corner on the frontage of Classen. That's a smaller sign than what University House at Bishop's Landing was approved for within its own PUD. And that is really it. And I just want to show there's the University House sign at Bishop's Landing. It's larger than that last pole sign. I've asked for your approval here tonight. It's kind of a big building scale issue is what happened. That was the slide from City Council when it was approved. Staff supports it. Nobody came to the Pre-Development hearing. We've gone through the whole zoning process with this because it really is a PUD change and so legally we have to go through the process. But that is it. I'll be that brief. And that's what we're asking for tonight is to allow us to have that signage package, which is in scale with the buildings and that's why we're here, because it doesn't really fit within the existing residential signage code. Thank you very much. Happy to answer any questions.

2. Ms. Gordon – Are they illuminated? And I'm assuming that they fall within our – whatever our guidelines are for illuminated signs. They're all illuminated, right?

Mr. Rieger – Back lit.

Ms. Gordon – Back lit. But they're within our ...

Mr. Rieger – They're not the electronic signs that blink.

Ms. Gordon – Right. But they don't violate any kind of our lighting.

Ms. Connors – They do not.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Chris Lewis moved to recommend adoption of Ordinance No. O-1415-42 to the City Council.
Jim Gasaway seconded the motion.*

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

YEAS	Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	Roberta Pailes
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-42 to the City Council, passed by a vote of 6-1.

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Item No. 11, being:

O-1415-43 – MICHAEL MILLER REQUESTS SPECIAL USE FOR A TYPE I BED AND BREAKFAST ESTABLISHMENT FOR PROPERTY CURRENTLY ZONED R-1, SINGLE FAMILY DWELLING DISTRICT, LOCATED AT 2107 WESTWOOD DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

Item No. 12, being:

O-1415-44 – Z & A LIMITED PARTNERSHIP REQUESTS SPECIAL USE FOR A MIXED BUILDING FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, LOCATED AT 226-228 EAST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to postpone Ordinance No. O-1415-43, and Ordinance No. O-1415-44 to the July 9, 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	Roberta Pailes, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan,

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1415-43 and Ordinance No. O-1415-44 to the July 9, 2015 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 13, being:

O-1415-45 – UNIVERSITY NORTH PARK BUSINESS CENTER, L.L.C. REQUESTS AMENDMENT OF THE PUD, PLANNED UNIT DEVELOPMENT, ESTABLISHED IN O-0203-2, AS AMENDED BY O-0506-9 AND O-0607-13, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 24TH AVENUE N.W. AND TECUMSEH ROAD TO AMEND THE REQUIREMENTS FOR SETBACKS AND LANDSCAPING FOR AN OFFICE COMPLEX.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. PUD Narrative with Exhibits G and G-1
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – As you stated, this is a PUD amendment to amend the building setback and landscaping requirements only for this section of land. This is the subject tract right here. It's the most northern piece of the UNP PUD. Across the street you have I-1 and some C-2. To the south, of course, the PUD. And then to the east is Max Westheimer Airport, which is I-1. Existing land use right now – vacant to the south and there are plans to develop this commercial piece here. This is I-1; plans to develop this as well. And further south, proposals haven't come forward, but this is the first one in this special planning area for this PUD. Just an aerial overview to give you kind of an idea of what's going around this area right here. We have Tecumseh here and, of course, 24th. The airport and this is all vacant. This is the site itself. It's a very narrow portion; it's the panhandle of this PUD. It's the only piece in this that is this narrow. That's the reason they're requesting the amendment only for this area is from a 50 foot setback for the build line to 25, and for the landscaping easement to go from 15 to 5. The reason is to accommodate the development to allow for emergency vehicle access and also parking requirements. This is the site looking to the north; and across the street to the west. And this is the site itself. This is the proposal. In the PUD it asks for three access points only off of 24th. They have done that. The access off of Tecumseh has not been submitted yet by the applicant for approval from our Traffic Engineering Department, and so this access off Tecumseh is still not being approved at this point. We have a one-story building here, a two-story building, a three-story, and two more two-story buildings. If the three-story building doesn't comply with the FAA regulations, then that will go to a two-story building and possibly one more building will be added. This area cannot have any more than six lots on it, so it still would stay within that PUD narrative regulation for this area. Like I said, it's very narrow. It's about 400 feet wide. To be able to allow emergency vehicle access and parking, they're just requesting the setback from 50 to 25 feet for the build line on 24th, and from a 15' to a 5' landscape easement. Staff does support this and recommends Ordinance No. O-1415-45. I'd be happy to answer any questions.

2. Mr. Lewis – I'm thinking of the three-story building in the middle that we mentioned if it didn't meet FAA guidelines it would be reduced to two stories. Will that be a building, because it's somewhat in line with the runway, that will be signaled? I know that some of the fences there that border 77 have those.

Ms. Greenlee – I'm not sure.

Mr. Knotts – If it doesn't break the plane, it won't.

Ms. Greenlee – The height plane, not the plane itself.

Mr. Knotts – Not the aeroplane.

PRESENTATION BY THE APPLICANT:

1. Ben Graves, 1030 Joe Keeley Drive – I am the developer on this project. The item regarding the FAA approval has been submitted by Garver Engineering and their report shows that all the buildings comply. So that specific building as a three-story was developed for a potential client for that particular site. It hasn't closed. To go back to the width of the site, which has created the reason to appear this evening. The south end of the site is approximately

400' to the centerline of the street. The net area is somewhat less than 300. The north end is 223.5'. So when we take a 25' setback and an additional 25', that's in excess of 10% of the land. Slightly it becomes non-buildable. That was the big reason. When we first started working on this piece of property, and I've been working with the University Foundation for approximately maybe 8 or 10 months trying to see what this would work for and started talking to some medical practices about the location adjacency to the hospital – convenience to both hospitals. And did some preliminary work for one of our clients who is a large 10,000 square foot user of a medical building. And realizing that when we started doing speculative office buildings the square ones work much better than long narrow ones – like a school corridor, a hospital corridor, where you can penetrate to the center of the building and have all the entries very convenient to the vertical circulation and so forth. So our first potential client was 106 square foot minimum dimension, which did not work with this particular setback and we had done quite a bit of work on that particular layout. I met with the Planning Department and we had a long list of issues that we needed to resolve before we advanced this to the point that Tom McCaleb's firm could submit the final plat. And I'll go through some of those. One was, in working with FAA on two issues. I'm sure that you remember that most of the floodwater detention has taken place on the airport property. So in getting it approved, this particular piece, which is referred to as the panhandle, that wasn't approved to drain onto the airport for detention. I think that Tom recently got the approval from FAA for that. We submitted about ten days ago the application for the vertical interference with flight paths, which Garver tells us there's no problem with. We met with the University North Park Review Committee a week ago today and discussed primarily we couldn't advance a lot of things very far without resolution of this, but we talked to them about these setbacks. They did endorse the setbacks. They asked us to come back with the signage, which the signage is relevant to what the setbacks are, and to come back with a landscape plan that's relevant to what that particular setback would be. We've got some preliminary, but they're very preliminary and they weren't done by professionals. We jumped that hurdle and they did approve – I have some renderings here. This is the building that I'm building for my own office. And we have a medical practice in a little less than 10,000 feet – about 6,000 feet interested in a piece of that. That's a 26,000 square foot building roughly, and that occurs on Lot 2. I might backtrack just a little and explain how it really became pressured when we started talking about parking lots, because I contacted Rick McKinney – we're in Bible study class together – and I met with him and talked to him about how much parking we needed for medical buildings. He told me that they provided 4 to 4-1/2 for medical buildings. So we laid this entire area out actually with a little bit more than 4-1/2. Our first client that we tried to work into this building too, and they're buying Lot 5 and building a single story building, and there's a reason. It's because they require almost 8-1/2 parking spaces per 1,000 square feet. There's eight providers in that building and it's pediatricians and they see a lot of patients. So it didn't work in Building 2. And when we took it to tract 5, we actually had to cut the second floor off. We have 85 parking spaces and 10,000 square feet of medical space. So that additional 10 feet of parking, which truthfully only results in 30 parking spaces. But I know that Mr. Boeck can tell you that 30 parking spaces become very critical when you're trying to provide parking for doctors. So that's when we realized again that we had some pressure on that. We did ask from University Foundation a letter of endorsement for the planning that we've done and the architecture that we've done, and we have received that. So we have two lots pending sale – or pending approval of this that will close probably in August or September, and those two projects will start very rapidly after that. I think, in looking at some of the things that we need to finish and meet with Tom McCaleb, that perhaps we have the final plat submitted by the 29th of June, three weeks from this past Monday. If not, it certainly wouldn't be any later than a week from that, but there's things we just had to stop on until we got this done. I'd be glad to answer any questions. It's been 15 years since I've met with the Planning Commission, and I used to do it at every meeting for many, many years. I'll come back on my own projects, but I'm retired. And Sean is doing a great job and Harold does a great job.

2. Ms. Gordon – I have a quick question. So the access off of Tecumseh – has there been a study – maybe there has and I didn't read it. Is there going to be a back-up of traffic there ...

Mr. Graves – Our traffic engineer gave us five names of traffic consultants to hire and we hired these consultants. We hired a firm out of Denver who has an Oklahoma City office, and the reason we did is they were just hired as a consultant for Oklahoma City. To study that and the access here, he came back and I've got a draft of his final report which will go to Angelo. Tom was putting a turn lane here at this entry, which comes in and ties into an easement for cross-traffic and cross-parking through all of these spaces. The traffic engineer came back and said currently at 5:00 right now traffic stacks up beyond this access in the center. And his suggestion is going to be to move it to this location, which will require us to do some adjustments to get the boulevard that Angelo asked for. We're going to have to adjust these two lots, which also makes that eligible for a traffic light in the future. It's not something required at this point, but it gets it to the point where it's basically halfway between the two traffic lights.

Ms. Gordon – So what does that have to do with the one that's coming off Tecumseh? Is that still going to be there?

Mr. Graves – He is analyzing that based on the questions that were prepared by Angelo, the traffic engineer, as to how it relieves folks exiting. And we can think about this. It's pretty simple when you look at it. If you're coming down Tecumseh heading east, right now your solution is to come to here, turn in here to go to a building. Now it would be to come to here and turn in and go to a building. If you're leaving, going home at 5:00, you have to come back to here, turn into this lane, go down, make a U-turn – unless we leave this one open, which hasn't been discussed – but, still, make a U-turn, where with this right in and right out only you come down and make a right turn. There are 900 left turns today at Tecumseh and 24th. According to the traffic engineer, there's TIF funds that were set up to relieve 24th and Tecumseh, and Tom probably knows more about that than I do. We are putting in the turn lane and the median here and we were paying for the turn lane here if it stayed there. But in anticipation of future growth, there was to be a left turn lane here. There was to be a left turn lane onto 77 and a left turn lane onto 24th. So there were three turn lanes to be installed at that intersection.

Ms. Gordon – Even if it's a right in/right out you still have – that's going to be a busy light. And so to have to slow just as you get to the light to wait for people to turn right and then you still have to slow which is still going to kind of ...

Mr. Graves – It takes a lot of pressure off that intersection. And that's the traffic engineer's report. We looked at it as an option. You will have that report to review.

3. Ms. Gordon – My other question is more for Susan. So this 50 foot setback and 15 foot buffer – was that just for prettiness?

Ms. Connors – No. When the preliminary plat was done on UNP, it was primarily done for the south half, but they did the whole thing. So they just put a 50 foot build line on the whole thing, without even considering what was going to the north. So when Ben came in to discuss this with us, we realized that that was just something, without thought, that they put on the whole preliminary plat, and it just doesn't work on this property.

Ms. Gordon – So it's not necessarily for any reason, other than that's just what they chose for the ...

Ms. Connors – No. The 50 foot build line makes it unbuildable. And, in addition to putting a building and parking that works and that meet all the requirements of the Fire Department, et cetera, then the landscaping also needed to be narrowed and we felt that this land was so different than other properties within UNP that we needed to look at some solution so that it could be developed.

Ms. Gordon – Okay. The only reason I asked was because if you make an exception here to be able to add more parking and more space, then what would keep other people in the UNP from saying, hey, what about me? Let me reduce mine, too.

Ms. Connors – Well, I think once this development takes place and we have one other development that's moving through, the PUD is then going to be amended for the entire north half before any other development comes through.

Tom McCaleb – I did the UNP 100 years ago. This piece of land that we're looking at today, as the Chairman said, was not thought of. It's pretty narrow. And so the 50 foot building line was an agreement that we made with UNP for the development and we stuck to it. But, at that time, we had no access across I-35 – Rock Creek really didn't exist. We had some traffic issues. And so this piece of land actually drains differently than we anticipated. And, as Mr. Graves said, we've resolved the drainage situation. We had to go to FAA; we got approval to put the water on the Foundation property with their agreement. That took a while. But this piece of land is really, really narrow. And I talked to Susan Connors some time ago about that and she said a 25 foot setback is supportable. We're now trying to fix that. Now I give credit to Mr. Graves for figuring out something that will fit in this narrow piece of stuff that I've got to figure out now, but he's done a good job. Walt Strong with the FAA – we've met with him a lot. He's in charge of Westheimer. And we've had to go through him to get these permits, so he is involved with the whole process. He keeps looking over my shoulder. It's a good design. I want to echo what she just said was true. We didn't think too much about this area.

AUDIENCE PARTICIPATION:
None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
Chris Lewis moved to recommend adoption of Ordinance No. O-1415-45 to the City Council. Dave Boeck seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1415-45, to the City Council, passed by a vote of 7-0.

* * *

Item No. 14, being:

O-1415-46 – UNIVERSITY NORTH PARK, L.L.C. REQUESTS AMENDMENT OF THE PUD, PLANNED UNIT DEVELOPMENT, ESTABLISHED IN O-0203-2, AS AMENDED BY O-0506-9 AND O-0607-13, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 24TH AVENUE N.W. AND CORPORATE CENTER DRIVE TO AMEND THE REQUIREMENTS FOR SETBACKS AND LANDSCAPING FOR AN APARTMENT DEVELOPMENT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Memo re Withdrawal

This item was withdrawn by the applicant after publication of the notices.

* * *

Item No. 15, being:

MISCELLANEOUS COMMENTS

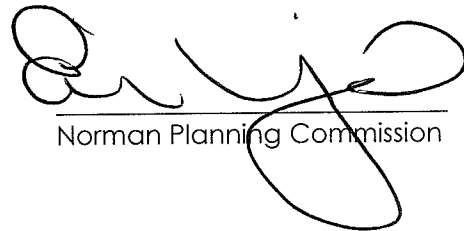
None

* * *

Item No. 16, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:53 p.m.



Norman Planning Commission