

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 9, 2012

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of February 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Dave Boeck
Cynthia Gordon
Diana Hartley
Chris Lewis
Curtis McCarty
Roberta Pailles
Andy Sherrer

MEMBERS ABSENT

Jim Gasaway
Tom Knotts

A quorum was present.

STAFF MEMBERS PRESENT

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

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Item No. 9, being:

CONSIDERATION OF A REQUEST SUBMITTED BY SASSAN MOGHADAM FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.W. APPROXIMATELY 330 FEET SOUTH OF TECUMSEH ROAD.

9A. RESOLUTION NO. R-1112-111 – SASSAN MOGHADAM REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1112-04) FROM FLOODPLAIN DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR 14.89 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.W. APPROXIMATELY 330 FEET SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

9B. ORDINANCE NO. O-1112-23 – SASSAN MOGHADAM REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, FOR 14.89 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.W. APPROXIMATELY 330 LINEAL FEET SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative

9C. PP-1112-9 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SASSAN MOGHADAM (SMC CONSULTING ENGINEERS, P.C.) FOR FOUNTAIN VIEW NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, TO THE CITY COUNCIL.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Mr. Koscinski reported we included the first item as almost perfunctory. We have new flood maps that essentially stop the floodplain at 48th Avenue. Obviously, the adoption of those maps didn't affect our long-range plan, so we've added this item simply to clarify the record. As you can see, it doesn't address all of the floodplain on the Plan map, but the maps indicate it is no longer in a floodplain. The actual rezoning is for a Planned Unit Development of single-family homes on very small lots with reduced building setbacks. Current zoning is A-2. They are proposing a PUD. They are individual homes on individual lots. There are still two remaining homes on the property that will be removed, but the rest of the structures have been cleared from the site. North of the site there is a large existing home, fairly close to Tecumseh Road on a fairly large tract. To the east is a very large home on a very large tract, with a big barn. To the south will be a couple of hundred homes of standard single-family development. When Ashton Grove developed, they put in a lift station which remedied a capacity problem, which has allowed all these subdivisions to start developing. Across the street is State school land that is currently being leased for farm purposes. Staff believes that this is an acceptable use. The density is 4.75, which is slightly high, but still well within the single-family range. The roads will be private and it is a gated subdivision. There is a fair amount of open space, with about a 4-acre common area, with more green area in the plat. It is far in excess of what would have been required under a standard PUD guidance. Building setbacks are variable; there is a 20' setback

for any garage. There is some on-site parking for visitors. Staff recommends approval of the Plan change, the rezoning, and the preliminary plat. There were no filed protests on this request.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – Mr. Koscinski introduced this pretty thoroughly. A-2 zoning is the current zoning, but don't be mistaken about that – this is all shifting to developed areas of Norman with Fountain View Section 1 to the south, Ten Mile Flats to the west. There are two additions being built right now that are fully platted and will be occupied and in use in no time. Our addition is right to the north. Several of the homes have been removed in anticipation of development. There is large open space on this. This is designed to be an adult, gated community with minimal yards and minimal maintenance, with a central community space and a central building, behind a gated entrance. The gated entrance will be per the City of Norman design. If you add up all the green space and detention areas, it is 54% open space, which is simply enormous for an addition. Here is a graphic of the site plan. The gated entry comes off 48th Avenue. There is a large clubhouse in the middle with the homes spinning around it. There are common driveways into the homes. Some of the homes are attached. These folks will not want large lots – they want very minimal maintenance on their properties. The private street circulates around the interior. This is a nice compliment to what is happening around it, with a much different type of use. Staff supports the proposed use of smaller single-family dwellings which will compliment the newer nearby subdivisions currently under development. No adverse traffic impacts. No negative impacts. No protests. Only a couple people came to Pre-Development. Richard McKown has done a lot of work on this subdivision. He sent these into me just a little while ago, and I thank Larry for putting them on the screen with only about 15 minutes of time to spare. This gives you a much closer detailed look at what is being proposed here through Richard's designs. You see how some of them are connected and some of them are free-standing. There is a really nice design coming off of 48th Avenue into this development.

2. Ms. Pailes commented that in driving out there and looking at the development to the south, the detention ponds parallel 48th Avenue and they're full. On the corner is a private home that has a pond, which is also full. There is no creek running into this and it looks like those bodies of water are basically ground water and that is the water table. It looks like a very high water table. Places in Norman that have been built on a high water table there have been problems with unstable foundations and problems with sewer pipes backing up.

3. Tom McCaleb – Ms. Pailes is correct. That is the water table. This area has been studied a lot in the last several years. They didn't know exactly where the water table was until they started digging and found it. They have also encountered some other strata in the development that they've had to accommodate. Where the bottom of the detention pond was previously planned is the water table, so it was designed perfectly. The water table maintained that level throughout last summer with no rain. They have had only one experience where they had water that came from high on a hill; that has been captured into a conduit. Almost all the sewer is in place. When sewer was installed along 48th Avenue, they had to dewater all the time. No other problems have been encountered on the development.

4. Ms. Hartley asked about the requirement for a fee in lieu of park land. Mr. Rieger responded that residential developments are required to do one of three things: 1) dedicated public park space, 2) pay fee in lieu of, or 3) provide private park land.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend approval of Resolution No. R-1112-111, Ordinance No. O-1112-23, and approval of the Preliminary Plat for FOUNTAIN VIEW NORTH 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	Dave Boeck, Cynthia Gordon, Diana Hartley, Curtis McCarty, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Jim Gasaway, Tom Knotts

Ms. Tromble announced that the motion to recommend approval of Resolution No. R-1112-111, Ordinance No. O-1112-23, and approval of the Preliminary Plat for FOUNTAIN VIEW NORTH ADDITION, A Planned Unit Development, to the City Council, passed by a vote of 7-0.

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