

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 9, 2015

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of April 2015. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

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

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

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

MEMBERS ABSENT

Tom Knotts
Chris Lewis
Cindy Gordon

A quorum was present.

STAFF MEMBERS PRESENT

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

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Item No. 6, being:

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

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

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

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

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

PRESENTATION BY THE APPLICANT:

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

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

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

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

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

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

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

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

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

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

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

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