

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 11, 2014

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 11th day of December 2014. 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.

Chairman Dave Boeck 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
Sandy Bahan
Dave Boeck
Jim Gasaway
Tom Knotts
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

Andy Sherrer

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
Jeff Bryant, City Attorney
Larry Knapp, GIS Analyst II
Shawn O'Leary, Director of Public Works
Ken Danner, Subdivision Development
Manager
Scott Sturtz, City Engineer,
Drew Norlin, Asst. Development Coordinator
David Riesland, Traffic Engineer
Terry Floyd, Development Coordinator

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Chairman Boeck welcomed Erin Williford to the Planning Commission.

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Item No. 8, being:

8. O-1415-25 – ALPHA GAMMA DELTA CHAPTER REQUESTS REZONING FROM R-2, TWO-FAMILY DWELLING DISTRICT, TO RM-2, LOW DENSITY APARTMENT DISTRICT WITH SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE, FOR PROPERTY LOCATED AT 920 CHAUTAUQUA AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Janay Greenlee – As you stated, Alpha Gamma Delta rezoning from R-2, Two-Family Dwelling District, to RM-2, Low Density Apartment District with Special Use for a Fraternity or Sorority. This is the subject tract, currently zoned R-2. The existing land use. The existing sorority house is there.

This is the proposed site plan for the development of this sorority. Recently the sorority last year suffered a house fire. So they have not been living at the sorority house. They've come in to redevelop the existing house and to add an expansion. Because it's zoned R-2 and sorority is not allowed with a special use in R-2, we're suggesting it go into RM-2 with the special use for a sorority because they're doing an addition. They're a legal non-conforming use. This will bring the sorority house into conformity with the zoning.

This is going to be an additional chapter room, an additional storage room. They're doing a landscape buffer on the north side that will include trees every 17'. They're redesigning the parking lot to accommodate each bed, so there will be adequate parking on the site. They're also eliminating – there were two spaces on Chautauqua that were parallel parking spaces. They're eliminating those spaces and slightly moving the driveway to the south.

They did go through Board of Adjustment yesterday evening for a variance for the coverage on the lot from 67 to 74% and the modified landscape buffer as shown, and that was approved yesterday evening.

This is the existing site – the house right now. This is looking south toward Lindsey. And this is looking north toward Boyd. This is the parking lot as it is now, which they'll reconfigure, that abuts against the alley in the rear. This is the north side of the parking lot where the landscape buffer will be. And this is the rear – the alley access.

Staff does believe, because the sorority has been existing and has been there for many, many years, that this use can remain and has done well within the residential area, and staff recommends approval of Ordinance No. 1415-25. The applicant is here if you do have any questions.

PRESENTATION BY THE APPLICANT:

The applicant's representative was present but did not make a presentation.

AUDIENCE PARTICIPATION:

1. Mitch Baroff, 421 Park Drive – Did I hear there's no increase in the number of beds?
Ms. Connors – That's correct.
Mr. Baroff – And they're going to deal with the parking, so it's a little better situation?
Ms. Connors – That's correct.
Mr. Baroff – Great.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1415-25 to City Council. Cindy Gordon seconded the motion.

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

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

Ms. Tromble announced that the motion to recommend adoption of Ordinance No. O-1415-25 to City Council, passed by a vote of 8-0.

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