

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JANUARY 14, 2016

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 14th day of January, 2016. 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 Pailes
Tom Knotts
Sandy Bahan
Dawn Jourdan
Dave Boeck
Chris Lewis

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

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

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Item No. 6a, being:

R-1516-54 – SHOPS AT UNIVERSITY NORTH PARK, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 7.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 24TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

Item No. 6b, being:

O-1516-28 – SHOPS AT UNIVERSITY NORTH PARK, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR APPROXIMATELY 7.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 24TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

Item No. 6c, being:

PP-1516-14 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHOPS AT TECUMSEH CROSSING, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR SHOPS AT TECUMSEH CROSSING ADDITION FOR APPROXIMATELY 7.5 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 24TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Request for Alley Waiver
6. Site Plan
7. Pre-Development Summary
8. Greenbelt Commission Comments
9. Excerpt of December 10, 2015 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson – As stated, you have actually three applications for this site: the land use plan amendment, the rezoning, as well as the preliminary plat. This is the subject tract. It is currently designated as Industrial. Planning Commission has actually seen two applications in this general area in the last year. You had a PUD amendment to the University North Park here on the east side of 24th Avenue, and then you also had this rezoning and preliminary plat that came forward which also placed this area in it with a Commercial designation. If approved, this site would also carry the Commercial designation for the land use. Existing land use in the area – this has a house on it right now; I believe it is not occupied. Across the street you have light industrial uses, and on the east side – there's nothing built there yet, but they do have work going on currently. Again, this is the site that has already been approved; they've not started work there, yet. And then, of course, we have the Southwest Wire facility there to the west.

So for the existing zoning, we have I-2 to the north of Tecumseh, we have the Planned Unit Development for University North Park to the east, we have I-1 to the south and, again, the C-2 to the west. If approved, this tract would also carry the C-2, General Commercial District.

This is an aerial of the site. Again, this is the house that's there on the site right now. Just a few pictures just to get you oriented. This is looking back to the south. There is a pond on the west side. This is looking back to the west; there's the Healthplex in the distance. This is looking west on Tecumseh and then you have the access to I-35 right there at the top. The intersection at 24th and Tecumseh is signalized. And then this is just looking back north. Back to the east

there's the On-Cue gas station. Again, across the industrial uses. This is the site for University North Park where they have started some work out there.

This is the preliminary plat. This is the site plan. Currently this site is developed with three buildings on the east side, with those adjacent to 24th. Those buildings are designed or proposed for commercial retail uses and the parking was calculated as such. Then these four buildings on the west side are proposed for office and, again, the parking was calculated with office use in mind. There will be a cross-access agreement in place, as well as a cross-access parking agreement in place for this site.

Staff does support this request. We do recommend approval of all three items: Resolution R-1516-54, Ordinance No. O-1516-28, and the Preliminary Plat PP-1516-14. I'd be happy to answer any questions you might have. The applicant's representative is here to go over the plat and the site plan with you as well.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, engineer for the applicant – She pretty well described the whole picture. This is 7.5 acres piece of land. The master request is zoning it C-2. You know where it is. The parcel has contained a single-family home for years. It had no development needs or requirements or thoughts. Today's conditions have changed. As you know, construction is under way on the University North Park Professional Center that she alluded to on the east side of 24th Street. And to the east side of 24th Street going south there's some apartments being built. So stuff is happening in this area. The City Council approved that plat in February or September and the tract that she alluded to to the west was approved – zoning – and that plat has been submitted. So stuff is happening in this area. The site is complex. When first approached after performing the survey, I informed my client that the tract would be enhanced by connecting it to the parcel on the west that's called Shops at Tecumseh, and he happens to own that tract as well. And so, with that and the survey, we tried to connect the two together, primarily because of the pond and the area called the water quality protection zone which is there. You see a design there that encompasses that design and also connects the tract to the west with it.

The Greenbelt Commission reviewed this thing before and gave me accolades because they like the WQPZ handling of the pond and all. And when we took this one back through, again it was very quite responsive. The tract received additional commendations from the Greenbelt Commission, and that's unusual. But this one they did.

The design was scrutinized by the Engineering staff to ensure the preservation of the intent of the WQPZ and was incorporated. Staff recommended several modifications and the end result is what you see before you tonight. It is not where we started. So we've modified it to try to make sure we have protected the integrity of the WQPZ and we have done that.

Of the 7.5 acres of this tract, 99,050 square feet or 2.27 acres is for the WQPZ initially. The proposed is 99,332 square feet or 2.28 acres for the WQPZ. This also includes the detention pond that's required. We exceed and meet the design requirements using the stream averaging method as per the ordinance. The design incorporates four water quality devices: bioswales, forebay, grass swales, and extended detention pond, which are all part of the WQPZ preservation. We also have a bioswale right there. We've got a bioswale right there. We've got the forebay right there and one right there. And we've got another additional edge right there which is a ledge that the City wants us to incorporate which is a ledge that incorporates some trees – so it's an extended ledge above the water level. So all these items have been incorporated into this WQPZ method. It's the first time we've had one like this in Norman, so it's been looked at pretty carefully. So we offer that to you tonight.

As far as traffic, we turned in a TIA that's been utilized. Staff now recommends approval. Specifically, the site has three driveways existing. When we get done, there will be two; so we reduced it by one. Utilities – the staff also requested that we connect this tract and the tract to the west with a water line. So we're coming off 24th where there is existing water line and we're bringing the water line and incorporating it and taking it across this area and tying into this tract over here. So that water line will be looped. And on the other side it goes back up to the water

line which is in Tecumseh Road. Sanitary sewer – when this project was started over here, we didn't have sanitary sewer. We have now got a sewer line that comes across the road, comes down, crosses right here, and the manhole exists right there today. We will extend and take it over to this site and sewer this tract and that tract. It's now built. Staff recommends approval. All the bodies we've went to have recommended approval. And we ask for your approval. I'd be glad to respond to questions.

2. Ms. Pailes – Could you just explain a little more about the ledge? I just don't quite know how to visualize that.

Mr. McCaleb – 5' ledge. A flat area. Have the area above the water level. It's a flat area. I called it a ledge; that's what I think it is.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I like to see these kind of environmentally sensitive spots being considered the way this one has been, using bioswales and vegetation and things like that as an alternative way of purifying stormwater runoff and keeping our water clean. So it's good to see that kind of stuff.

Chris Lewis moved to recommend adoption of Resolution No. R-1516-54, Ordinance No. O-1516-28, and PP-1516-14, the Preliminary Plat for SHOPS AT TECUMSEH CROSSING ADDITION with an alley waiver, to the City Council. Roberta Pailes seconded the motion.

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

YEAS

Andy Sherrer, Roberta Pailes, Tom Knotts, Sandy Bahan,
Dawn Jourdan, Dave Boeck, Chris Lewis

NAYES

None

MEMBERS ABSENT

Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-54, Ordinance No. O-1516-28, and PP-1516-14 with an alley waiver, to the City Council, passed by a vote of 7-0.

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