

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 12, 2017

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 12th day of October, 2017. 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 Neil Robinson called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Chris Lewis
Neil Robinson
Lark Zink
Dave Boeck
Tom Knotts

MEMBERS ABSENT

Sandy Bahan
Nouman Jan
Erin Williford
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
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Leah Messner, Asst. City Attorney

* * *

Item No. 9, being:

O-1718-13 – DR. GABRIEL BIRD REQUESTS REZONING FROM CCFBC BFS URBAN STOREFRONT TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 0.4 ACRES OF PROPERTY LOCATED AT 221 WEST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff recommends approval of Ordinance No. O-1718-13.
2. Mr. Lewis – What was the intent of the 15' versus the variation.
3. Ms. Connors – When the Steering Committee was talking about that, and when the consultants brought that forward, it was the idea that the first floor would be retail and to give that bigger space idea for the retail space.
4. Mr. Lewis – And so the first floor on this project will not be retail?
5. Ms. Connors – It will be retail, and I'm sure Mr. Rieger will describe this in more detail about the construction difficulties of those three feet.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – Let me answer that. Right now the space is speculative on the first floor. We do not have a tenant at this point, so it's open space. I'm going to show you that in just a minute. But main reason for the 12' versus 15' is structural cost. This is not a large project; this is a relatively small project. When you talk to the contractors, when you start getting to the 15' clear height you're into structural steel instead of wood-frame construction, and the cost difference is significant, such that it would probably kill this project. It's not doable economically for a project of this nature. So that's the intent, and the goal was that we can do this project, but if you have to go to structural steel buildings – imagine a house of cards – the taller it gets, the more wave you get structurally in the building – or what we call lateral deflection – so you start getting into structural steel members instead of wood frame. That's the problem.

Let me walk you through a few things. Jane really described this very well. I don't think there's a lot for me to add here. That's the site; you saw that. That's the description. Really what I wanted to show you is the floor plan. The first floor is open space right here. Basically, it obviously will fill in. We just have no tenant at this time, so we don't know what that floor plan is going to be on the ground floor. You have an entry area right here where the elevator is and the stairway. The second floor is Dr. Bird's dentist office. Again, over here is the vertical circulation. Then the third floor is just tiny little interior space and a little roof deck out on the top of it. So that's the floor plans for the space, and the clear height is relevant to the first floor plan. Elevations I'll just show you quickly. The frontage piece right here is really well-done on the front, I think. We all remember what this looks like. For years it's been a pretty dilapidated site. I remember it as a lumber yard. I'm getting old enough now, I do actually remember this as a lumber yard, but it was a long time ago and it hasn't been that for a very long time.

The visual barrier – Jane kind of showed it to you – but really this wall, and I'll show you on the site plan. On the site plan, there's a wall right here so that the right side, or east side of the site, is really just planned as a food truck court and a plaza area. By definition of the code, you would have to build a masonry wall across that entire thing – a solid masonry wall that would block all visibility into what we intend to be a food court. So it doesn't really work, so we're asking for probably lateral board screen. Dr. Bird mentioned the Bleu Garten in Oklahoma City as an example of what he wants to do with that location. So that's what's proposed. I think a

really elegant job. Mike Mitscher is the architect on this and has done a nice job to bring it up to the street. And you see the signage really well down on the awning that you see kind of in a downtown context. So that's the plan. It's really a pretty simple request. It's the first one we've had of a CCPUD, but that's why we're here. Happy to answer any questions, and thank you for your time.

2. Mr. Knotts – If you're planning a food truck plaza, the future tenant space is not being designed for the possibility of a food service.

3. Mr. Rieger – At this point, it could be anything. We have no specific tenant. Pretty unlikely if you're going to have the food.

4. Mr. Knotts – So it would be a retail – a fairly large retail space.

5. Mr. Rieger – It wouldn't be large; this is a pretty small project. How many square feet is in that one bottom space? 2,200 square feet in that bottom space. So, relatively speaking, that's a pretty small space for anything.

6. Mr. Boeck – Access for the food trucks would be off of Main Street, right?

7. Mr. Rieger – No, off the alley in the back. The trucks would basically come off the alley in the back. You can kind of see it back here. It didn't show up very well, but the trucks would enter off the alley.

8. Mr. Boeck – The trucks would enter off the alley, but the clientele ...

9. Mr. Rieger – Would come off Main Street.

10. Mr. Boeck – Is there going to be a gate there?

11. Mr. Rieger – Yes. Actually, three gates – or at least two. There's one large gate right here, a gate right here, and if you look right there, you can see one of the gates is right there, and then the other large gate would be right in the middle of it that would swing wide open.

12. Mr. Boeck – So who uses the roof? You've got that roof space up there.

13. Mr. Rieger – Probably a fairly private space. It's not very large. It's a relatively small space.

14. Mr. Boeck – How big is the area with the two windows?

15. Mr. Rieger – Right up here? It is pretty tiny. Do we have a square footage on that, gentlemen? This is this space right here we're talking about. So the entire space over here was 2,200, so you could imagine this is less than 500.

16. Mr. Boeck – You couldn't make it a little bit bigger and make it a residential unit with a porch – have a really upscale – I'm just playing architect here.

17. Mr. Rieger – Certainly. You could do a lot of things up there. It's what I always say as an architect, Commissioner, is hey we can build anything you want if you've got the checkbook ready to pay for it.

18. Mr. Boeck – I'm just saying – it's got a nice view.

19. Mr. Rieger – I think it's beautiful. It would be nice.
20. Mr. Knotts – Going to be really hot in the summer.
21. Mr. Robinson – Is that area going to be a green roof type area?
22. Mr. Rieger – I don't think so. I don't think it's planned as that at this point. No.
23. Mr. Lewis – Sean, do we have any plans – I certainly know you can't tell the future – for a CCFB project to abut this building? And I ask that for a reason – because I would think the intent when the Steering Committee made the 15' window, it was for continuity's sake.
24. Mr. Rieger – I know of no plans at this point for any neighboring building.
25. Mr. Boeck – There's other buildings on the street. What are their ceiling heights?
26. Mr. Lewis – They're probably 8' to 12'.
27. Mr. Rieger – I don't have an answer for you on that. We'll check, but I don't believe they're 15'. I would be shocked.
28. Mr. Boeck – I was going to say none of them look 15' tall.
29. Mr. Rieger – I don't think there's much of anything downtown that's 15' frankly. You've got to get over to East Main probably to find something.
30. Mr. Boeck – Well east of the railroad tracks there's quite a few spaces in there.
31. Mr. Rieger – I don't think you'll find much around this location that I can think of off the top of my head.
32. Mr. Boeck – Even with those stair towers you couldn't get the structure to – I mean, because that acts as lateral bracing – again playing architect. You've got two stair towers there that are creating lateral bracing for structure, and it still didn't calculate out to work for even wood framing?
33. Mr. Rieger – No.
34. Mr. Boeck – Or does the code just require steel?
35. Mr. Rieger – You do get into some code issues, and I can ask the contractor to come up here and explain further if you wish. But my understanding is you do get into some code issues. You certainly get into some structural issues. I would just encourage you to realize this is a modest project. We're very proud of it. We think it's a wonderful project. But it is modest, and you start getting to real numbers when you start talking structural steel and things of that nature.
And as the staff report, I hope you will understand, said many projects have come forward to staff on this site and none of them have come to fruition. It's a very hard site. This one is ready if we can accommodate their project. Thank you.
36. Mr. Knotts – Even though that's a speculative spot – the space of the future tenant – you think the project goes forward prior to some certainty?
37. Mr. Rieger – Yes.

38. Mr. Boeck – The dental office is the money maker.

39. Mr. Rieger – Dr. Bird is the money maker, yes. Dr. Bird has done very well. I think the community is very proud of Dr. Bird, let me just say. He's been an integral part of the community. He has been very involved in the Chamber and leadership programs at the Chamber and he's done very well to further himself and his business in this community.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1718-13 to City Council. Dave Boeck seconded the motion.

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

YEAS	Chris Lewis, Neil Robinson, Lark Zink, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Sandy Bahan, Nouman Jan, Erin Williford, Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1718-13 to City Council, passed by a vote of 5-0.

* * *