

**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 9<sup>th</sup> 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 Pailes  
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. 5, being:

**O-1415-31 – BYBLOS HOLDING, L.L.C. REQUESTS SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (GAS STATION) FOR PROPERTY CURRENTLY ZONED C-1, LOCAL COMMERCIAL DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF 36<sup>TH</sup> AVENUE N.W. AND TECUMSEH ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Traffic Flow Exhibit
4. Final Site Development Plan
5. Pre-Development Summary
6. Excerpt of March 12, 2015 Planning Commission Minutes

**PRESENTATION BY STAFF:**

1. Jane Hudson – As you stated, this is a rezoning request. Essentially what they're doing is they're requesting to renew a Special Use that was previously on this site. If a business is not established under that Special Use within the two-year timeframe, that Special Use essentially expires, which is what happened in this case. The existing zoning in the area: to the north you've got C-1, which is a Local Commercial District; to the northeast you've got a Planned Unit Development which consists of retail, office, as well as some multi-family – nothing is actually developed in that area at this time, with the exception of the bank at the corner; on the east side of 36<sup>th</sup> you have an additional Planned Unit Development, which is the Norman Regional Hospital, office, medical, and retail; then to the south and west of this lot you've got another Planned Unit Development, which is the apartment complex which was approved in 2012. The existing land use in the area consists of commercial, institutional which is the hospital as well as a church to the west, and then the single family. Again, to the south and west of this lot is the high-density residential, which doesn't show up there yet, but it will. This was the site as you saw back in 2012 when the apartment complex came in with their rezoning. This is the site today. This tract is actually the corner piece right here in the front where they're using it to stage some of the construction materials for the apartment complex. This is the southeast corner, which is the CVS, the retail. Northeast is the bank. On the northwest side is also another bank. This is the site itself, and in the staff report we discussed a concern with the south exit access point with the traffic coming out of that opening, we didn't want the cars to come out and immediately go east to 36<sup>th</sup> Avenue, since that's a one-way coming in off of 36<sup>th</sup>. So the applicant, at the time of construction, will install a one-way sign in the median area which will direct the traffic flow back to the west and then they will come back around the median and head out to 36<sup>th</sup>. Again, this is the whole site. You can see the dental office there, as well as the retail store and the convenience store with the fuel pumps as well. As stated, this request is for special use which was approved in 1998. With the adequate infrastructure in place and an approved site plan, the multi-family development which surrounds this on the south and west as a buffer between the single-family homes to the west, staff does support this request and recommends approval of Ordinance No. O-1415-31. I'd be happy to answer any questions you might have about this application. The applicant is here and can answer any as well.

**PRESENTATION BY THE APPLICANT:**

1. Rudy Khouri, 1213 Woodstock Court, the applicant, was available to answer any questions.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Jim Gasaway moved to recommend adoption of Ordinance No. O-1415-31 to City Council. Erin Williford seconded the motion.*

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

YEAS	Andy Sherrer, Roberta Pailes, 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-1415-31 to City Council, passed by a vote of 6-0.

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