

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 9, 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 9th day of October 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

Andy Sherrer
Roberta Pailles
Curtis McCarty
Sandy Bahan
Dave Boeck
Jim Gasaway
Tom Knotts
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

None

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
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
David Riesland, Traffic Engineer

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Item No. 9, being: **SOONER TRADITIONS, L.L.C.**

9A. R-1415-26 – SOONER TRADITIONS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE 2.32 ACRES OF PROPERTY FRONTING TECUMSEH ROAD AND FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA FOR THE ENTIRE 8.37 ACRE PARCEL OF PROPERTY LOCATED AT 2596 W. TECUMSEH ROAD (THE SOUTHEAST CORNER OF W. TECUMSEH ROAD AND THEDFORD DRIVE).

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

9B. O-1415-10 – SOONER TRADITIONS, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT FOR APPROXIMATELY 2.32 ACRES OF PROPERTY LOCATED AT 2596 W. TECUMSEH ROAD (SOUTHEAST CORNER OF W. TECUMSEH ROAD AND THEDFORD DRIVE).

ITEMS SUBMITTED FOR THE RECORD:

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

9C. PP-1415-5 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SOONER TRADITIONS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR SHOPS AT TECUMSEH ADDITION, GENERALLY LOCATED AT 2596 W. TECUMSEH ROAD (SOUTHEAST CORNER OF W. TECUMSEH ROAD AND THEDFORD DRIVE).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Request for Alley Waiver
6. Preliminary Site Plan
7. Pre-Development Summary
8. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Jane Hudson – There are three parts to this application. We've got the land use plan amendment, which will bring this from the Future Urban Service Area into the Current Urban Service Area for both tracts, and then the north tract is requesting commercial designation; the south tract will continue to have the industrial designation. The land uses around the area: we've got the institutional to the north, which is the military facility, and industrial to the south and east and west of this site. For the rezoning, the existing zoning to the north is I-2. To the east, south and west we have I-1 and then there's also some I-2 down in the southwest corner. This north piece will request C-2 zoning, which will have those uses allowed in the C-2 district, and then the southern portion will keep the I-1, which is proposed for a mini-storage facility. The existing land use in the area, again, industrial for the most part. There is a single-family residence to the east and then there's the institutional land use with the military facility there on the north. This is the preliminary plat location. This is the site itself. This shows how the area will be divided; again, the north piece will be the commercial designation and then the south piece will be the industrial. This site will have access from Tecumseh as well as from Thedford Drive.

This is the site itself looking south from Tecumseh. This is looking back east. This is looking to Tecumseh; you can see the industrial uses – the metal buildings that are on the north side. This is Southwestern Wire which is the I-2 zoned area there off of Thedford Drive. This is the military facility on the north side of Tecumseh, with the continuation of the industrial uses. This is the single-family home to the east.

This area in Norman has continued to grow with the expansion of Tecumseh Road, the infrastructure improvements that have come in, University North Park to the south, so staff feels that they can recommend approval and support Resolution No. R-1415-26, Ordinance No. O-1415-10, as well as the preliminary plat PP-1415-5. I'd be happy to answer any questions you have. The applicant's representative is here with a presentation for you as well.

2. Mr. Knotts – Is that a waste pond from Southwest Wire – the standing water that is there?
Ms. Hudson – The engineer may be able to answer that question. I'm not 100 percent sure.

Mr. McCaleb – It is not. That's an area that's been draining there for a long time and there's a culvert there on Tecumseh Road that it used to drain to and it has kind of been split.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – This site is a mess. You can see it. Look at it on the screen and you can see that it was basically a concrete batch plant with the pond that covered it. And this is going to clean that up. This is a project to come in and basically divide the site into two pieces. The front pieces will be three commercial lots – small lots. These would be roughly about $\frac{3}{4}$ of an acre across the frontage of the site. And the rear would be a mini-storage facility that is already allowed under the current I-1 zoning. You see on the right is a bare tract that corners at Tecumseh Road and 24th Avenue. That resident is here tonight and I don't know if he wishes to speak or not but he has been very supportive of us in this project and we appreciate that very much. When you look at the site again, the only change in zoning is for this area at the front to be commercial and the rest of it will remain unchanged as industrial. It's about an 8.37 acre site, fully engineered with a WQPZ zone. That is significant tonight. I think that's, in fact, the most significant piece of this as you consider it tonight, is that we have taken a site that was entirely covered by WQPZ and we have transformed it into a usable site. I say we – really it's the engineers, of course, that have figured all of this out. Only about 2.32 acres of this is going to commercial C-2; the rest of it will remain industrial. The large frontage part of it becomes right-of-way for Tecumseh Road – a large right-of-way area. And when the WQPZ zone is transformed, there will be covenants filed of record with the final plat that will further protect that WQPZ zone area. And this is it. This is really a pretty remarkable part of this particular site. If you look at the lower right, you see the yellow dashed areas and everything inside of that is WQPZ zone – water quality protection zone. So that site was virtually completely unusable. And what has happened is the engineers, through Tom and his work, have used the practices that are in the manuals and in the adopted procedures for transforming a WQPZ zone and they have come up with this method, and you can see it on the screen. It basically has the zone now altered into this location, still with a 25' buffer around the edge of it. This was very highly praised by the Greenbelt Commission. I always can't help but put those words on the screen when we do get that praise from Greenbelt Commission. We appreciate them looking at it. They said the Commission would like to applaud the developer for following the best management practices on this project. So they were thrilled to see this site cleaned up and put into a very good solution for a WQPZ zone. So, with that, I'll be very brief. I'm happy to answer any questions you have, and we ask for your approval. Thank you very much.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Resolution No. R-1415-26, Ordinance No. O-1415-10 and PP-1415-5, the Preliminary Plat for SHOPS AT TECUMSEH ADDITION, to City Council. Jim Gasaway seconded the motion.

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

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

Ms. Tromble announced that the motion to recommend adoption of Resolution No. R-1415-26, Ordinance No. O-1415-10 and PP-1415-5 to City Council, passed by a vote of 9-0.

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