

**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 Pailes
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. 10, being: **ARIA DEVELOPMENT, L.L.C.**

10A. R-1415-27 – ARIA DEVELOPMENT, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF W. MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

10B. O-1415-11 – ARIA DEVELOPMENT, L.L.C. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR 2.1395 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF W. MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Site Development Plan
4. PUD Narrative with Exhibits A, B and C

10C. PP-1415-6 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ARIA DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR WEST MAIN LOFTS ADDITION, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Janay Greenlee – This is Aria Development for West Main Lofts, requesting a Norman 2025 Land Use and Transportation Plan amendment from commercial to medium density residential designation at West Main and 48th. This is the existing land use, currently commercial. As you can see, commercial around it. Medium density residential on the north side, south side, and to the west. Proposed is medium density residential. There is medium density residential again to the south and to the west. Also a rezoning request from C-2, General Commercial to PUD, Planned Unit Development, and also the consideration of the preliminary plat for West Main Lofts. The existing zoning is C-2. Existing land use: this land is vacant and has never been developed. In 2008 it was proposed to City Council for Ordinance O-0708-48 for rezoning to C-2 with a Special Use for a mini-storage, and that, obviously, has not developed and that special use did expire. This is the site itself. You can see mini-storage did develop to the east of that, and the mobile home park is to the east of that. Medium density residential is some nursing home facilities, convalescent facilities over here next to the dog veterinary clinic. This is the site itself, looking to the south from Main Street. You can see the mini-storage here with the mini-storage wall. The senior care home facility there. This is actually the site itself looking to the south. That's the facility that's to the south of this proposed site. Looking to the north, and back to the east. That's 48th Street. Like I said, this is A-2 zoned but it is medium density land use on the west side of 48th Street. A mini-storage facility and then the single-family behind that. And then there's offices on this side over here on the north side of Main Street then with high density apartments. The A-2. Sorry for some redundant pictures here. That just is a picture of the wall – the separation of the mini-storage facility that's there on the east side of the site. And another

convalescent home on the north side of Main Street. This is the site itself. Staff does support and recommend approval of Resolution 1415-27 and Ordinance No. O-1415-11. Feel that this is a good use for the site. There are four buildings that will be two-story attached single-family units. So it will be 20 units altogether for this 2.14 acre site. Be happy to answer any questions. The applicant is here for a presentation.

2. Ms. Pailes – What is the drainage like? It's totally impervious to the east of it and 64% coverage on this site and there's no detention plans.

Ms. Greenlee – The applicant can answer. They're doing engineering solutions for on-site detention and there's also a fee-in-lieu of for parkland. Detention will be taken care of through engineering solutions on-site. I can let the applicant speak to that better than I would be able to.

Ms. Pailes – Usually that's kind of marked on the maps.

Mr. Danner – The City Engineer has reviewed the drainage report. Because of the location in relation to the basin and how close it is to the Canadian River, we're looking at fee-in-lieu of detention.

Ms. Pailes – So where does the water go?

Mr. Danner – The water goes south.

Ms. Pailes – I mean, it will just run off naturally?

Mr. Danner – Right. It goes to 48th and then south.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Avenue, representing the applicant – Let me just follow up on that briefly. I remember when this came up – that very question, Commissioner – in an item a few years ago. I think the best explanation I heard an engineer give me on that was if you imagine a stadium of people that need to get out of that stadium, they all have to get out eventually. Well, if you held back the ones that were right next to the exit in a detention area, and made them wait until all the others are ready to get out of that stadium, then you've actually blocked the people that were up the stairs waiting to get out. So the thought behind designing those systems is let the water that is closest to the river go on right away – just get out of the way, because there will be a whole bunch of other water coming right behind it and we don't want to hold back the water in a detention area so that it floods everybody else. So that's the idea behind when you are at the low end of the basin, as Mr. Danner said, you let the water go – you don't detain it, so that it does not cut in with the rest of the water that's forthcoming.

That is the site. There's kind of a recurrent theme here tonight. If you noticed the very first slide that Janay showed, it showed a very large red area – commercial area around this whole intersection. Well, as we see sometimes in planning, over time our best guess of what the master plan should be just doesn't happen. And this area just has not developed as a large commercial area. It's not going to happen. It's pretty much certain at this point I think we can agree that this is not going to be a large commercial corner. So we're changing it. This is going to go to basically a multi-family model of about 20 townhome units that will cover the property on the corner – two-story units stacked right next to each other, four buildings, five units in each building, right on the corner. The main entry will be from the north, and this is an exit only out onto 48th. It's only one lot; they're not separate lots for each of these townhomes. It's one lot. It does allow for future severing into condominiums if they wish, but at this point it is one lot. That's the site plan right there. You see the different units – 20 of them – lined up and down north/south. Entry way into here. Each unit has a two-car garage and two car spaces in the front, and then we have 15 spaces for guests elsewhere on the site, so really significant amount of parking. When you think about it, oftentimes we stand here for multi-family and say we want one space per bedroom. Well, these are three-bedroom units and we have roughly 95 spaces for 60 bedrooms. We have ample parking on the site. Open space in conformity to the PUD. Trying to move quickly because I know we have two more items. This, Commissioner, is the exterior design. You see on the bottom of those two-stories. The floor plans – on the first floor and the second floor. And I might ask if I can prevail upon Joey Wishnuck to come up and talk

about the materials on the exterior, if you don't mind, to answer the Commissioner's question. This is Joey Wishnuck with Aria Development.

2. Joey Wishnuck, Aria Development – As you can see, they are full masonry. We'll probably work in some sort of EFIS product, brick, stone, etc. It will be flat roof. I'll answer any other questions you have about them.

3. Mr. Boeck – Two questions. I don't see any sidewalks.

Mr. Rieger – There are sidewalks. The PUD requires them. I don't think the diagram actually shows it in that detail yet. But they are required. The PUD actually is written to say that there has to be sidewalks connecting the buildings.

Mr. Boeck – Well, where do we see them, because I just see parking spots in front of parking garages.

Mr. Rieger – That's correct, Commissioner, because those are garages. Just like a house, you would have your parking space – the driveway – that is, in essence, a driveway going into a garage. Just like your house, you have a driveway going straight into the garage.

Mr. Boeck – When will we see sidewalks? I see a driveway. I don't see any sidewalks. I don't see any room for sidewalks.

Mr. Rieger – Just as you would walk out of the patio of your front door, you would either get into your car in the garage and then you would back out, just as you would in your driveway, or you would leave the front door right here which takes you out onto a small sidewalk here which then takes you to your car.

Mr. Boeck – What about people walking the neighborhood?

Mr. Rieger – People walking the neighborhood would park – if they're guests, they would park here and they would walk down into the front door here, or down into this location.

Mr. Boeck – Well, that's going in front doors, but what about if you want to take your dog for a walk?

Mr. Rieger – Well, we have open space all around the back. You see this open space right here. And then you have open space over here as well. And, in fact, at Parks Board, they were fairly complimentary of the closeness of this property to the Cambridge Park, which is just a little short distance up 48th and west, which is a very large, significant park with a large pond that we speculate many people will be using from this site. And we would have public sidewalks along the edge – five feet, in fact. The PUD requires these to be five feet sidewalks along the periphery that will be throughout the periphery of the site.

Mr. Boeck – And I know that, but these are all back doors off the street, and usually that's fenced in. So access to those sidewalks from the units?

Mr. Rieger – We would have fencing along the south – the south edge of this property is entirely fenced, and then the east side of this property is actually the wall of the self-storage units on the property line. So the south and the east side of these units, there is no access from those sides. And from the west and the north we have sidewalks lining both edges of that property.

Mr. Boeck – One other question, looking at the floorplans, are any of these units accessible?

Mr. Wishnuck – They're not. All the bedrooms are on the second floor.

Mr. Rieger – It's a 3-bedroom unit. Upstairs, basically, a townhome unit with – you come into the front door, you go upstairs to the bedrooms or you go through to the living and dining room on the first floor. Commissioner, I would urge you to consider that we are doing a zoning, not a building permit review or to that level.

Mr. Boeck – Being an architect and dealing with accessibility, I want to see projects that come through here that are accessible.

4. Mr. Knotts – So is there a connection with a convalescent home? This isn't a waiting area?

Mr. Rieger – No, Commissioner. If you wanted to go there first and move to the second, I don't think anybody is going to prohibit that.

Mr. Knotts – It's in the 'hood.

Mr. Rieger – It is not designed to be that connection.

Mr. Knotts – Is there any hardened space in each of the units?

Mr. Rieger – I didn't understand your question. Hardened space? Storm shelter.

Mr. Knotts – Yeah. You know, the myth has been refuted that Norman is protected from the tornados.

Mr. Rieger – Yeah. And, you know, in the building community – let's talk about that for a moment. Right now, no. This would be – probably that would be an individual item of each unit. The developer will decide, again when we get to building permit stage, as to whether they want to put in subgrade shelters or something else. I would caution a little bit – the City of Moore has taken extensive steps to add storm shelter mechanisms and I can just tell you from – I represent the Oklahoma State Homebuilders Association on a number of items and there's been a lot of discussion about that. And what we found is that they've sort of become an island unto themselves. Most cities have decided not to go there, so to speak, in requiring that and leave it to a homeowner decision as to whether you want to do that or not.

Mr. Knotts – The homeowner has no decision in a rental property.

Mr. Rieger – Well, they don't. This is a single owner concept. Certainly that tenant has the decision where they want to rent and whether they want to pay for that level of protection or not.

5. Mr. Rieger – This is supported, by the way. We never get this. You've got to let me highlight that. I never have this happen, but we had a letter sent in from a neighbor from the north who said "This developer has a reputation for doing quality projects and we support the proposed rezoning." Roy Woods. That came in out of the blue actually. No protests. No persons appeared at any of the Pre-Development meeting, Greenbelt Commission approved, Park Board was pretty complimentary of how close we are to the park, and staff fully supports this project. We respectfully ask for your support, and I am happy to answer any questions.

6. Tom McCaleb, SMC Consulting Engineers – When this project was built for the mini-storage and for this area down here, we put in a system that would collect this water into this inlet and this portion here actually drains that direction. So the only amount of water we're talking about for this application is just this area and it will go into this system right here and go across 48th Street into the existing bar ditch and then go down to the river. So that's all it is.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Resolution No. R-1415-27, Ordinance No. O-1415-11 and PP-1415-6, the Preliminary Plat for WEST MAIN LOFTS ADDITION, to City Council. Chris Lewis 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-1415-27, Ordinance No. O-1415-11 and PP-1415-6 to City Council, passed by a vote of 9-0.

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