

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 10, 2013

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 10th day of October 2013. 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 Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Jim Gasaway
Andy Sherrer
Cindy Gordon
Dave Boeck
Tom Knotts
Chris Lewis

MEMBERS ABSENT

Curtis McCarty
Roberta Pailles
Sandy Bahan

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Roné Tromble, Recording Secretary
Kathryn Walker, Asst. City Attorney
Rick Hoffstatter, GIS Analyst I
Terry Floyd, Development Coordinator

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Item No. 3, being:

36TH AVENUE N.W. AT CRAIL DRIVE

3A. O-1314-16 – 36TH NORTH BUSINESS PARK REQUESTS AMENDMENT OF THE PLANNED UNIT DEVELOPMENT CREATED BY ORDINANCE NO. O-0708-18 TO ALLOW AN EXPANSION OF THE COMMERCIAL COMPONENT TO THE ENTIRE DEVELOPMENT, FOR PROPERTY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. AT CRAIL DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Preliminary Plat
5. Preliminary Site Plan
6. Landscape Site Plan

3B. PP-1314-6 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY 36TH NORTH BUSINESS PARK, A PUD, (SMC CONSULTING ENGINEERS, P.C.) FOR 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF WEST ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Jane Hudson – The application before you is an amendment of a Planned Unit Development that was approved with Ordinance No. O-0708-18. This is the subject tract; it is already zoned as a Planned Unit Development. There is industrial around the north, east, and south sides. We have some RM-6 and R-1 to the west. The existing land use is the industrial, of course, around the north, east and south, with the residential on the west. The purpose for this is to change the previous Planned Unit Development. Under the previous PUD the commercial uses were permitted on the west 7 acres of the development only for the ground floors; with this revision they will allow commercial uses in all the buildings on the ground floors only. Staff does support the request for Ordinance No. O-1314-16. I'd be happy to answer any questions. The applicant's representative is here as well.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, representing the applicant – As Jane said, you've seen this before, almost in the same form. The only difference is the west 6 acres previously had commercial as a use allowed on the bottom floor and the rest of it did not have commercial. This application is adding commercial as a possibility on the rest of it on the bottom floor only. The site plan has not changed. No buildings have been changed. No grading has been changed. This project was approved and we started work previously. We have put in some of the infrastructure already, like water, underground detention, and done some grading. This is essentially the same application with that change. I'd be glad to respond to any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Ordinance No. O-1314-16, and PP-1314-6, the Preliminary Plat for 36th NORTH BUSINESS PARK, A Planned Unit Development, 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	Jim Gasaway, Andy Sherrer, Cindy Gordon, Dave Boeck, Tom Knotts, Chris Lewis
NAYS	None
ABSENT	Curtis McCarty, Roberta Pailles, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1314-16, and Preliminary Plat No. PP-1314-6 to City Council, passed by a vote of 6-0.

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