

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**SEPTEMBER 10, 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 10<sup>th</sup> day of September, 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  
Tom Knotts  
Sandy Bahan  
Jim Gasaway  
Dave Boeck  
Cindy Gordon

MEMBERS ABSENT

Chris Lewis

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  
Kathryn Walker, Asst. City Attorney  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer

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Item No. 8, being:

**O-1516-12 – GRUBBS CONSULTING, L.L.C. AND 7-ELEVEN, L.L.C./7-ELEVEN, INC. REQUEST SPECIAL USE FOR AN AUTOMOTIVE SERVICE STATION (FUEL SALES) IN CONJUNCTION WITH A CONVENIENCE STORE FOR PROPERTY CURRENTLY ZONED C-1, LOCAL COMMERCIAL DISTRICT, AND LOCATED AT 1201 12<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Final Site Plan
4. Final Plat
5. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Janay Greenlee – Grubbs Consulting, L.L.C. and 7-Eleven, Inc. are asking for a special use for automobile service station in conjunction with a convenience store at 1201 12<sup>th</sup> Avenue N.E. This is the existing zoning; it is C-1 for all three of these subject tracts. The existing land use right now is the 7-Eleven convenience store, a liquor store, and then the car wash that's directly behind it with two storage buildings that accompany the car wash. This is the site development plan. They are currently going through platting right now to combine these three lots because the special use was only existent on this front lot for the fuel station. There was a special use in existence for the car wash, but not for the northernmost lot. They are combining and making this all one lot and one block, so the special use will be for the entire development. As you can see, they're updating this. All their fuel stations will be on the west side of the convenience store and the retail center, eliminating the gas station over here and eliminating the car wash.

This is the site itself. Looking to the north. And the liquor store, that always goes with the 7-Eleven. The car wash in the rear. On the north side there is multi-family. Side of the car wash from the rear – so that's to the east of the 7-Eleven. Looking back to the west. The Dollar General that's directly to the east of the site. And directly across the street from the Dollar General commercial/retail development. And, of course, there is a gas station directly to the south of the 7-Eleven. This is looking to the south off of 12<sup>th</sup>. And Griffin Park across the street to the west. And again Griffin. And looking north.

Like I said, this is a special use for the automobile service station for fuel sales, combining the three lots into one and updating and giving the whole place – kind of that corner – a facelift to what is there now. Staff does support Ordinance No. O-1516-12. I'd be happy to answer any questions.

2. Ms. Gordon – Are they keeping the liquor store? Or is that gone away?

Ms. Greenlee – The whole thing is being demolished. The car wash, the 7-Eleven, and the liquor store. Something very similar to what they did over on Flood and Robinson – that redevelopment. The applicant is here. He does have a short presentation.

**PRESENTATION BY THE APPLICANT:**

1. Mark Grubbs, Grubbs Consulting, 1819 South Morgan Road, on behalf of the applicant – If I would have saw her presentation before I put mine together, then I probably could have gotten rid of some of the slides, because they're almost identical. Here's the existing zoning. The only thing that I would like to add that the 7-Eleven currently sits on the two west tracts of the existing zoning and it is C-1 permitted with fuel sales currently. So when I originally met with staff, they just asked that I do all one zoning for all the parcels and put it under one zoning ordinance. So, essentially, just adding fuel sales to the east tract, which currently has a special use permit for the car wash. Existing site aerial just so you can see that you have the 7-Eleven building, liquor store, a couple of fuel pumps, the storage buildings, and the car wash there, which will all go away and redevelop. Existing site photos. You've already seen them. Site plan. You've already seen it. This is just a site plan that we did to kind of show it overlaid. The red is all the site plan as proposed, with all the existing buildings in gray that are underneath it that are going away.

This is 7-Eleven – I asked them to give me a rendering for their new building style. I don't know how many people make it into Oklahoma City. There's only one prototype out thus far. It's at Northwest Expressway and MacArthur currently. But they don't have a rendering for the additional spaces beside it. So this is kind of what their new prototype is going to, but it will just be additions on with the additional lease space. Kind of a night picture of it. So envision that bigger. But it is – besides the building, it's kind of like Flood and Robinson. We're doing the same kind of development there. Cleaning up the site.

2. Mr. Boeck – So the canopy over the extensive pumps now – like On-Cue they pull that canopy all the way to the building.

Mr. Grubbs – They did not do that. I don't know if they'll eventually adapt that or not. I just know that they're kind of updating – giving themselves a facelift.

3. Ms. Pailes – Are you supplying fencing between yourself and the residential area to the east?

Mr. Grubbs – I don't have a residential area to the east. That would be Dollar General.

Ms. Pailes – Oh, that's right. I'm one lot off.

#### **AUDIENCE PARTICIPATION:**

None

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

*Andy Sherrer moved to recommend adoption of Ordinance No. O-1516-12 to the City Council.  
Dave Boeck 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, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-12 to the City Council, passed by a vote of 8-0.

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