

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JUNE 12, 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 12<sup>th</sup> day of June 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

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

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  
Terry Floyd, Development Coordinator  
David Riesland, Traffic Engineer

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Chairman Boeck declared a conflict on Item No. 9. He is the architect on the project. He asked to be recused.

*Sandy Bahan moved to allow Mr. Boeck to be recused on Item No. 9. Tom Knotts seconded the motion.*

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

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

The motion to allow Mr. Boeck to be recused from Item No. 9 was adopted on a vote of 9-0. Chairman Boeck turned the meeting over to Vice Chair Bahan and left the room.

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Item No. 9, being:

**GOLDEN TWINS, L.L.C. – 1305 TRIAD VILLAGE DRIVE.**

**9A. R-1314-135 – GOLDEN TWINS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO HIGH DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

**9B. O-1314-56 – GOLDEN TWINS, L.L.C. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative & Exhibit A

**PRESENTATION BY STAFF:**

1. Jane Hudson – The existing 2025 Land Use and Transportation Plan designations for this area are commercial to the north and west of this subject tract; high density residential to the east, as well as medium density residential; and high density residential to the south. If approved, the subject tract would take on the high density residential designation.

The existing zoning: to the north and west are C-2; to the east is RM-6, RM-2; and to the south is RM-6.

Existing land use: we have commercial and office to the north and west; multi-family to the south; we have townhouses, multi-family to the east, as well as a senior living center to the east of this subject tract.

Again, we go through the 2025 criteria to recommend approval for the request – a change in circumstances resulting from development in the area, as well as possible land use and adverse traffic impacts to surrounding properties. The recent development in this area is, as noted, the senior living facility to the east, the apartments to the east of this proposal; there is a new office building to the west of this proposal, that would be Thunderbird Clubhouse; and the mini-storage facility to the north of this subject tract expanded in the last four years.

The site itself will consist of four single-story residential buildings with approximately four to five units per building, one clubhouse which will also have a residential unit attached to that as well. Per the PUD designation, the maximum number of residential units is set at 20. There will be a one-way in/one-way out on this project. They will enter from the south side off Triad Village Drive and exit on the east side. There will be a sidewalk installed around the perimeter of this site, creating a walking trail for the residents.

This is the site itself. Here is Thunderbird Clubhouse to the west and the mini-store to the north. This is the east side of Triad Village Drive. I took this picture because I wanted you to see that there is a stop here for a bus, but there was a lady sitting on the bench and I didn't really want to get her in the picture, so I was trying to take it from the back side. But there is a stop there. This is the entrance for the townhomes that are there. This is the senior facility that's to the east on Triad Village Drive. There's the townhomes. This is the apartment complex that's on the south side. And there's Thunderbird to the west.

This is a preliminary site development plan for the site itself. As I said, you come in from the south side off Triad and exit on the east side.

The development of other residential uses, the access to public transportation, other commercial and office amenities within this area make this site well-suited for the proposed residential development for senior housing. At Parks Board, we had a vote for fee in lieu of parkland dedication for this application. Staff does recommend approval of Resolution No. R-1314-135 and Ordinance No. O-1314-56. I'd be happy to answer any questions. The applicant's representative is here and I believe he does have a presentation with some slides for you tonight.

#### **PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I'll be very brief. I just want to highlight a few things. If you look at this site, and you see the brown that we're proposing to change to – I remember when we rezoned Windham right here. This whole area down here was actually painted red commercial. And what has happened over time is that the red commercial has simply not worked on Triad Village on the back side. In fact, the only parcels left are the ones that are left as commercial zoned, and they're still vacant today. This was zoned commercial a long, long time ago. What has happened is everything is transitioning on this back area of Triad to senior housing right there and multi-family right here, and we propose multi-family, too. You can see we're in keeping with everything around us. You see the RM-6 just basically spanning right through there and we're right in line with all of that.

That's the site. That's the site plan, how it corresponds with everything. This is the actual site plan. You see that trail around it. I just want to highlight a few features. You see this walking trail all the way around it. So for seniors that will be living in these single-story units, they would have a trail fully around this site within their property that they could utilize, and then there are back porches on the back of each single-story unit where they could sit on their back porch and interact with the residents as they walk around the track – so really a very carefully designed facility for that reason. One way in/one way out. This is the community building right down here. Single story. One car garages. As you find in senior developments like this, there usually aren't a lot of cars. One car garage and a little bit of parking is all you really need.

I do want to give someone their due. Your Commissioner Chairman – and I only put him up here because I don't know if a lot of you know this, but this is his specialty. This is aging in place. Age-friendly design is Commissioner Boeck's forte. He has a great opportunity now to put one on the ground right here in Norman, not far from his office. So we're pretty excited about that. Staff supports it. I won't read that in length. You've heard from Ms. Hudson. So, with that, we would appreciate your support. Thank you very much for your time.

2. Mr. Knotts – Will the walkway be open to – it's not going to be strictly closed to the residents – it will be accessible by anyone that walks by?

3. Mr. Rieger – We're not certain on that yet. We may be gating this community. We're not sure as yet. The PUD actually will allow for us to gate, if we comply with City standards as to gating. If we gate it, then it would be fenced around. If we don't, then it would obviously.

4. Ms. Bahan – I live in this area and I would gate it, if I were you.

**AUDIENCE PARTICIPATION:**

None

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

*Chris Lewis moved to recommend adoption of Resolution No. R-1314-135, and Ordinance No. O-1314-56 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	Curtis McCarty, Jim Gasaway, Roberta Pailles, Tom Knotts, Chris Lewis, Andy Sherrer, Cindy Gordon, Sandy Bahan
NAYES	None
ABSENT	None
RECUSED	Dave Boeck

Vice Chairman Bahan announced that the motion, to recommend adoption of Resolution No. R-1314-135 and Ordinance No. O-1314-56 to City Council, passed by a vote of 8-0.

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Commissioner Boeck was invited back into the meeting.