

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**SEPTEMBER 13, 2012**

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 13<sup>th</sup> day of September 2012. 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.

Vice 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**

Dave Boeck  
Jim Gasaway  
Cindy Gordon  
Tom Knotts  
Curtis McCarty  
Roberta Pailes  
Chris Lewis

**MEMBERS ABSENT**

Diana Hartley  
Andy Sherrer

A quorum was present.

**STAFF MEMBERS PRESENT**

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Ken Danner, Subdivision Development  
Manager  
Roné Tromble, Recording Secretary  
Leah Messner, Asst. City Attorney  
Jeff Bryant, City Attorney  
Rick Hoffstatter, GIS Analyst  
Terry Floyd, Development Coordinator  
Scott Sturtz, City Engineer

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Vice Chairman Lewis noted the request for postponement submitted by the applicant for Item 11, OSOI Tecumseh Development, L.L.C. and NE Development, L.L.C. (R-1213-36, O-1213-11, and PP-1213-4).

*Curtis McCarty moved to postpone Item Nos. 11a, 11b and 11c until the October 11, 2012 Planning Commission meeting. Tom Knotts seconded the motion.*

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

Item No. 12, being:

**CONSIDERATION OF A REQUEST SUBMITTED BY NORMAN DOP VII, L.L.C.**

**12A. RESOLUTION NO. R-1213-37 – NORMAN DOP VII, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-4) FROM COUNTRY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72<sup>ND</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary – 6/28/12

**12B. ORDINANCE NO. O-1213-12 – NORMAN DOP VII, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO CR, RURAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72<sup>ND</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report

**12C. PP-1213-5 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN DOP VII, L.L.C. (CORNERSTONE REGIONAL SURVEYING, L.L.C.) FOR DOLLAR GENERAL ALAMEDA ADDITION, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72<sup>ND</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Greenbelt Enhancement Statement
7. Greenbelt Commission Summary

**PRESENTATION BY STAFF:**

1. Ms. Hudson – The first request is for a Land Use Plan amendment to go from Country Residential to Commercial Designation. The land use across the street is commercial, with institutional to the east, which is the fire station. They are currently zoned A-2; they're requesting the Rural Commercial District. They are purchasing the entire area, but the front section is the only area that they will be utilizing for their store. The site is completely undeveloped. The fire station is on the east side. Across the street there is currently a gas station and convenience store. Staff supports this request for both the Land Use and the rezoning. The applicant is here to answer any questions.

2. Mr. Knotts – Do you want to talk about the objections that have been raised about traffic – not numbers, but just the sight line. I drove to the location and drove around. It was a little difficult to see exactly what was being objected to, but I'm very familiar with problems with sight line and I'd just like to hear some comments about that.

3. Mr. Danner – The Traffic Division reviewed this and their statement was there was not a sight distance problem. I think that report is on page 12c-5. He said no negative traffic impacts are anticipated and also based on the location adequate sight distance will be available at the proposed site across the intersection with Alameda Drive.

4. Ms. Pailes – Is the driveway across from Oliphant Avenue? Is that where the main entrance is at? I kind of think so, but I'm not sure.

5. Mr. Danner – Yes. It could not line up to the drive approach. It has to be Oliphant, if you look at 12c-1. It will be lining up to Oliphant Street.

**PRESENTATION BY THE APPLICANT:**

None

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

*Jim Gasaway moved to recommend adoption of Resolution No. R-1213-37, Ordinance No. O-1213-12, and approval of the Preliminary Plat for DOLLAR GENERAL ALAMEDA ADDITION 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	Dave Boeck, Jim Gasaway, Cindy Gordon, Tom Knotts, Curtis McCarty, Roberta Pailes, Chris Lewis
NAYES	None
ABSENT	Diana Hartley, Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-37, Ordinance No. O-1213-12, and recommend approval of the Preliminary Plat for DOLLAR GENERAL ALAMEDA ADDITION to the City Council, passed by a vote of 7-0.

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