

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JANUARY 14, 2021

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 14th day of January, 2021.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> at least twenty-four hours prior to the beginning of the meeting.

Chair Lark Zink called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Mark Daniels
Tom Knotts
Lark Zink
Erica Bird
Dave Boeck
Sandy Bahan
Steven McDaniel

MEMBERS ABSENT

Nouman Jan

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager

* * *

Item No. 9a, being:

O-2021-27 – NORMAN REGIONAL HOSPITAL AUTHORITY REQUESTS AMENDMENT OF THE PUD, PLANNED UNIT DEVELOPMENT, ADOPTED BY ORDINANCE NO. O-0910-11, FOR APPROXIMATELY 35.66 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTH INTERSTATE DRIVE AND WEST TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-D
4. Pre-Development Summary

Item No. 9b, being:

PP-2021-5 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN REGIONAL HOSPITAL AUTHORITY (SMC CONSULTING ENGINEERS, P.C.) FOR REPLAT OF N.R.H. MEDICAL PARK WEST SECTION 2, A PLANNED UNIT DEVELOPMENT FOR 35.66 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST TECUMSEH ROAD AND NORTH INTERSTATE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Gunner Joyce, Rieger Law Group, representing the applicant – We have a pretty big team tonight. Excited to bring this project to you – the Healthplex Campus Expansion. We've got SMC civil engineers, HGA and JHBR architects, and the design team, and also with Norman Regional, Richie Splitt is here, John Manfredo, Paula Price, and a few more. We really thank them for taking the time to be with us tonight, especially during the pandemic Covid crisis. So we really value their time. I'll be quick, but just to give you a really quick overview about Norman Regional, they strive to provide for the health and wellness needs, not only of Norman, but the regional communities throughout southcentral Oklahoma, and currently employ more than 3,500 individuals and over 350 physicians on staff. I'll hand it over real briefly to Richie Splitt to talk to you about Inspire Health and how that relates to why we're here this evening.

2. Richie Splitt – It's an honor to be here tonight. On behalf of Paula, John, Troy, Trevor, and the rest of the team, we are excited to be here and explain more about this amendment to the PUD. The mission of Norman Regional Health System is to serve our community as the leader in health and wellness care. Today we are fulfilling that mission through the 3,500+ employees that we call healers in our health system as they faithfully, compassionately, and tirelessly work to care for all types of patients through this pandemic, but especially those with Covid-19. So I'm very proud of their efforts and just wanted to take a moment to honor them tonight for the work that they are doing back in our hospitals.

We will also fulfill our mission through the implementation of this bold and transformational plan that we call Inspire Health, as you see on the screen there. Inspire Health has five big projects – there are five of those, and I'll share them with you now. The largest of those five is the Healthplex Expansion. And, as you probably recall, we've been before you before with a PUD for the Free Standing Emergency Department+ in southeast Norman, and planning is in earnest and underway and we're excited about that project as well.

The expanded Healthplex Campus will continue serving as the regional destination for consolidated inpatient and outpatient services. It will provide easier access to the state-of-the-art technology and amazing healers who work there, and the health services that promote even greater health and wellness. When we're finished, the result will be improved access, and it will include healthcare that improves our overall health outcomes for our entire community. For 75 years – in fact, this June it will be 75 years – we have been providing that life-saving care to our community, and we're grateful for that opportunity to do that, and we think of ourselves as the preferred partner in health and wellness. So we're grateful to be here tonight as a public trust entity serving to the benefit and in the public interest of those that we care for, and we truly appreciate that partnership with the City and many other partners around our community. Together we know that together through Inspire Health that we will be transforming not only our health system, but our community, and we'll be transforming the landscape of healthcare in Norman and across central Oklahoma. So we're thrilled to be here presenting this amendment to the PUD for the Healthplex Expansion. With that, I believe I'll turn it back over to Gunner. Thank you.

3. Gunner Joyce – Alright, so a little more of the specifics of this project of this site. This is an aerial showing the surrounding uses, then we zoom in here. This tract is approximately 35 – just over 35.5 acres and this is the Healthplex Campus. Overall, back in 2009, there was a 94-acre PUD that was approved. So we are amending that PUD, but only as it applies to the Healthplex Campus, the 35.5-acre site right here; doesn't address any of the PUD that applies outside of the Campus. Other than the minor amendments that we'll discuss here, no changes to a great majority of that PUD document. Also 2025 designation for this site is institutional with a very small sliver of commercial. That commercial sliver is shown as a parking lot, and no change is required for the 2025 plan for this expansion.

Here is the new site plan. What this features – first off, up here in the northeast you can see a new parking structure. Really excited about being able to improve parking throughout the campus, and also vehicular access and traffic flow throughout the Campus with an improved driveway. There is a roundabout that exists right here; that's being improved. And surface parking lots to be able to park not only the current patients and visitors that come, but also what the expansion is going to need and bring. As far as what's being improved to the building, there's a new, like Lora just said, a new ambulatory care center, a new cancer center, and expansions to the Healthplex building right in here. Additionally, some of the things that we're addressing in this PUD are improved signage. One of the first things we heard from the hospital when we started discussing this campus was complaints they received about signage and about wayfinding in this campus, so we're addressing that in this PUD by additional signage allowances. It's one of the major goals that they have through this request is to improve their ability to help patients and to help guests find the correct entrance, find where, for instance, the emergency center entrance is, associated parking lots, and really improve patient experience on this campus.

Clicking forward, this is the preliminary plat that is also part of this request.

City staff report provides these following quotes. They recognize that this is going to be a benefit to the City by having a single campus for these medical providers and services. The addition of the parking structure we discussed is going to be very helpful with this site and parking the patients and guests and people that come. And, finally, there are no negative traffic impacts that are expected with this development.

So quick summary, kind of why we're here again. Every PUD, as you guys know, is associated with a site plan, and so we're amending the previous 2009 site plan for this campus with the new one that's shown there. Also very minor amendments with height and parking and signage that address that site plan that's proposed here. The parking lot landscaping requirement in 2009 was not up to date with the current ordinance, so we've brought that up to date. And one of, if not almost every time we're here in front of you with a PUD, it's because we're talking about uses; no change to allowable uses here, so the same uses that exist today that are allowed today will remain in place. Throughout this process we're not aware of any

protests; no one attended the Pre-Development meeting, other than the team members. Norman Regional has hosted two virtual meetings with Medical Park West property owners and the surrounding area to discuss this plan and moving forward. As I mentioned, have a large staff here as well to answer any questions you may have. Thank you.

4. Mr. Daniels – Being a former utilities engineer here, I assume the 12" water line that currently exists is going to be rerouted? And the sewer, same question.

Terry Haynes, SMC Consulting Engineers, 815 West Main, Oklahoma City – Yes, sir, Mr. Daniels. Yes, we are relocating. There's a 12" line that currently runs through the campus, adjacent to the existing hospital complex. We're rerouting the 12" around that perimeter road which you see that's highlighted around the northeast and east side. So the water line will run parallel around the outside of that road. Same thing with the sanitary sewer. The sanitary sewer that runs through the property, again next to or near the existing hospital complex, is an existing 12" line. It is laid very flat. We're relocating that around again that ring road, which is Healthplex Drive. Because the site is so flat and we're also serving adjacent properties to the west, as well as the existing hospital complex, we're adding a public sanitary sewer lift station as part of this development. I've been working with the engineering design group here at the City – the professionals here at the City – in its design, and it will be in compliance, including a SCADA system which, Mr. Daniels, you're aware of, that will be tied into the City's notification system.

Mr. Daniels – And you'll provide the standard easements that are required?

Mr. Haynes – Yes.

5. Ms. Williford – I'm curious why you want to remove – or if there is one – the no maximum building height. What is the purpose of that and what are your plans for building height?

Mr. Joyce – First off, it's important to note the buildings that are shown are not higher than anything that's existing today. So kind of the intent with that is in the future, thinking beyond this expansion, there's really nowhere else to go on the site but up. The language that we've taken from is from C-2 commercial, so it's in the City's zoning code; there's precedent for that verbiage – it's not something we had just made up. But every time you see that, especially in commercial, it's never really a true limitless height, because you always have to be able to provide adequate parking for whatever the use is, so you're going to be restricted with parking. Also, similarly, you have to be able to provide services, utilities to it to support it, and so that always limits height. Additionally, here, you're near the airport across the street. That has federal and state requirements that they review buildings. The federal one is if it exceeds 52' you have to submit for obstruction evaluation approval, and the state one is if it exceeds 100'. So those are in place here, and we've obviously requested no variances from those. So we were just thinking giving the hospital the ability to expand in the future, and there's already those guidelines in place.

6. Ms. Bird – I have a question regarding the parking structure. Can you tell me what the changes – was that in the previous PUD, or is this a new structure? And describe a little bit more to that. I do, I guess, have some concerns of what that's going to make the frontage of the building look like, especially since that's one of our first buildings and sites that we see when you drive into Norman.

Mr. Joyce – First, I'll address the parking, and then I'll probably hand it to Jack Joiner to discuss kind of the aesthetics. But the parking structure was contemplated in the 2009 PUD but it basically essentially said if it's needed at that time, the hospital will come back and develop one. So what we're doing here is finally developing that parking structure. One of the signage allowances that are requested is a façade sign on that parking structure to kind of address that concern that you're already talking about, is what's it going to look like from the highway, and the hospital sees that as a great opportunity for imagery, for signage, and so that's one of the reasons we requested signage on that parking structure. But, Jack, if you want to add any additional comments.

Jack Joiner, JHBR Architecture, 600 NE 4th Street, Oklahoma City – The parking structure is new to the campus. We don't currently have anything like that; it's all surface parking. We're currently looking at, I think, it's seven or eight levels of open-air structure, like you've seen around the Metro area. We talked about the signage, opportunities to navigate the campus. That, obviously, is going to be an important piece, like you said. It will be that piece up front that people see when they first enter the campus, so we're going to take that opportunity to improve that navigation of the site with this parking structure.

Ms. Bird – What about the decision to place it in front of – it looks like this is going to be placed in front of the building, closer to Tecumseh again, where you would see this from the highway and almost mask some of what I consider to be a pretty beautiful building that's been built there. Can you tell me a little bit about that?

Mr. Joiner – I think if you just look at the site, we were very limited on the expansion capabilities. So as we looked at the services we wanted to provide and the expansion area, what made sense to expand on this site, the building had to expand in one direction and really it was a result of the land that was leftover where we could put that parking structure.

Mr. Joyce – I'll add to that real quickly. There are also – I should have lead with this – Design Guidelines that are in place on this property back from 2009 that address materials, and architecture. We've requested no variances from those, so those kind of give a guidance to the aesthetics and the architecture throughout the campus. But also Norman Regional has a vested interest to keep this campus beautiful and aesthetically pleasing, and they've done so with all their other buildings. So we're pretty confident that they'll continue to do that here. But just wanted to point out the Design Guidelines are still in place on this campus.

7. Mr. Boeck – The only comment I was going to make is, obviously, if you've been around Chesapeake, you can see what Rand Elliott's done with all his parking structures up there, and I know you guys are every bit as good as Rand, so I expect to see a good looking parking garage.

8. Mr. Daniels – I was just wondering if the masonry requirements apply to a parking garage like they do other structures.

Mr. Joyce – I think that the Design Guidelines have specific materials that are listed out, above and beyond even just the City's regular masonry requirement. So I think the buildings and this structure fall back to those Design Guidelines.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Ordinance No. O-2021-27 and PP-2021-5 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	Mark Daniels, Erin Williford, Tom Knotts, Lark Zink, Erica Bird, Dave Boeck, Sandy Bahan, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-27 and PP-2021-5, the Replat of N.R.H. MEDICAL PARK WEST Section 2, a Planned Unit Development, to City Council, passed by a vote of 8-0.

* * *