

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 13, 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 13th day of March 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.

Vice 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

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

MEMBERS ABSENT

Andy Sherrer

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
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Scott Sturtz, City Engineer

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Item No. 5, being:

BILLY & DIANA LOCH – 5451 BROADWAY

5A. R-1314-110 – BILLY AND DIANA LOCH REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COUNTRY RESIDENTIAL DESIGNATION TO VERY LOW DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 5451 BROADWAY.

ITEMS SUBMITTED FOR THE RECORD:

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

5B. O-1314-42 – BILLY AND DIANA LOCH REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR PROPERTY LOCATED AT 5451 BROADWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Plat

5C. PP-1314-14 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BILLY AND DIANA LOCH (RON SMITH/CENTERLINE SERVICES, L.L.C.) FOR SYCAMORE ACRES, FOR PROPERTY LOCATED AT 5451 BROADWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts

PRESENTATION BY STAFF:

1. Ms. Greenlee – Billy and Diana Loch are requesting a Norman 2025 Land Use and Transportation Plan amendment from Country Residential to Very Low Density Residential Designation at 5451 Broadway and rezoning from A-2 to A-1 and consideration of a preliminary plat for Sycamore Acres. The existing zoning is A-2. The existing land use – there's one single-family home currently on the tract – a little bit more than 10 acres, right off of Broadway. This is the site and the entrance into the single-family home. This will be the only entrance into this site. When the tract is divided, the front will be approximately four; the rear lot will be approximately six. There will be a cross-access agreement for the drive. That will be the only curb cut that will remain so both single-family homes will share that driveway and that entrance. This is Broadway looking back to the east and just the surrounding land use. This is across the street to the south. To the west – and there are residential estates somewhat scattered in this area. This is right next door to the west. The preliminary plat – that is a proposal on how the tract will be divided. A-2 only allows for ten-acre and going to the A-1 you can have less than the ten acres. So this is the reason for the lot split so the applicant can maximize on his land value and plans to build a single-family home on the rear lot. There are no negative traffic impacts for the surrounding development. Staff does support Resolution No. R-1314-110 and Ordinance No. O-1314-42 and the preliminary plat PP-1314-14. I'd be happy to answer any questions regarding this proposal. The applicant is here if you have any questions of the applicant.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Resolution No. R-1314-110, Ordinance No. O-1314-42, and PP-1314-14, the Preliminary Plat for SYCAMORE ACRES, to the City Council. Chris Lewis 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, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
MEMBERS ABSENT	Andy Sherrer

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1314-110, Ordinance No. O-1314-42, and PP-1314-14 to City Council, passed by a vote of 8-0.

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