

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 8, 2016

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 8th day of September, 2016. 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 Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Roberta Pailles
Andy Sherrer
Lark Zink
Dave Boeck
Tom Knotts
Neil Robinson

MEMBERS ABSENT

Erin Williford
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Anaïs Starr, Planner II
Roné Tromble, Recording Secretary
Rick Hoffstatter, GIS Analyst I
Jeanne Snider, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator

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Item No. 5, being:

O-1617-5 – GALE HOBSON REQUESTS SPECIAL USE FOR A PROFESSIONAL OFFICE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 916 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – Dr. Gale Hobson is requesting a special use for a professional office in the R-3, Multi-Family Dwelling District, at 916 Classen Boulevard. This is the subject tract – R-3, Multi-Family. The existing land use there is a single family home and a detached garage. This is an aerial of the site. There was a 5% protest within the notification area; this is the tract that is protesting; this is the two-story apartment complex at the corner of Miller and Classen. This is the existing single family home. Dr. Hobson is going to keep the existing structure, keep the architectural features as it is, and go through the Historic District Commission. It is in the Miller Historic District, so anything that's done with the exterior will have to go through the HD Commission. Lincoln Elementary across the street to the east. Looking north on Classen Boulevard, and back down to the south on Classen. This is the apartments that are in protest of the special use at the corner of Miller and Classen. This is down near Boyd and Classen looking to the north. The University Falls Apartments on the east side. The Mont at the corner of Boyd and Classen. Then we have the gas station/convenience store and multi-family, which is a PUD, behind that. This is looking on Classen to Boyd to the north, and then to the south.

In this area there have been three special use permits granted. This is one of them; this is the extended Mont parking lot. It was originally R-1; they down-zoned it to RM-2 and got a special use for a parking lot. Single family, R-1, all the way down Classen to the south. This is the Mary Abbott House; this is another special use for an office that was granted within the vicinity at Symmes and Crawford. And looking back toward the west, the Norman Senior Center at Symmes and Miller. This is the Redwine & Cubberly offices; that's zoned C-1. McMichael Music, also zoned C-1, with a parking lot that is actually zoned R-3. This is the law office at the corner of Symmes and Miller.

Dr. Gale Hobson will be the only psychologist that will be working on site. Her daughter will be the office manager. Staff does recommend approval of the professional office, Ordinance No. O-1617-5.

2. Mr. Robinson – The duration of a special use designation – is that permanent?
3. Ms. Greenlee – It stays with that property owner. If she sells the property, that special use permit, you pay a fee. It has to be approved. They have to write a letter stating that they will follow the guidelines that are attached to the special use permit.
4. Mr. Robinson – But they don't have to come back to the Planning Commission?
5. Ms. Greenlee – No.
6. Mr. Robinson – So if a use other than a psychologist comes in – let's say they want to make it a massage parlor. Would that apply?
7. Ms. Greenlee – Yes. I don't think a massage parlor is a special use in R-3. It's more professional offices, so it's going to be like an attorney, an accountant, another psychologist – a professional use that would be allowed in the R-3 zoning designation.
8. Mr. Robinson – So you wouldn't consider a massage parlor a professional use?

9. Ms. Greenlee – It's not listed as a special use in the R-3 zoning district. So no.
10. Ms. Pailes – The question is why. There is a great deal of empty office space in Norman and so the question is why put this in an area that's residential entirely, pretty much, up until Symmes Street.
11. Ms. Greenlee – I talked to the applicant about that. The home type setting. She's a family therapist and she wanted something that was home type. Classen – it's not in the middle of a neighborhood as some of the other houses that were granted special uses in that vicinity. Those are all within the Miller Historic District – every single one of those. But she decided that she wanted an office away from her home where clients could come and she could have it separate from her home dwelling.
12. Ms. Pailes – What would signage?
13. Ms. Greenlee – She'd have to get a separate sign permit. I think it's a foot by a foot – one sign that she'd be allowed. She would also have to get a sign permit. That would also go through the Historic District Commission as well for approval.

PRESENTATION BY THE APPLICANT:

1. Erin Starkey – I am the daughter of Dr. Gale Hobson. She's here as well and she's the homeowner. So we were just going to briefly give you a little bit more information. So there is the picture of 916 Classen, and it was in a lot of disrepair at the time of purchase. It had been used as a rental property so it had seen a lot of use. We've already completed quite a few of the interior renovations, just working on fixing it up to increase the value. Same renovations that would be completed if it were a residential property, so not doing anything different on the inside. And then, of course, working with the Historic Commission on the outside renovations. Again, not doing anything differently than we would do for residential property. So Dr. Hobson is here as well if you have questions for either of us.
2. Mr. Sherrer – Just curious – how many patients or clients do you see on a daily basis? Just thinking about that proximity to the school and entrance and access to the street.
3. Gale Hobson – Very few. I'm down-sizing; I've been a medical director of a large hospital and just moved to Norman. This is my home now and I want to work in the community. I'm going to see very few patients. I'm kind of at that stage of down-sizing so ten or less a week. There really would not be many cars coming and going. I work pretty much individual. I will take only non-insurance, or I won't claim insurance, so they'll be my patients that I've seen, most of them, for many years. I'll not see any children. There's some specialties I just don't work with. It will be predominantly depression, anxiety, the kind of things that most of us as adults deal with.
4. Mr. Sherrer – And you're living off-site, correct?
5. Dr. Hobson – Yes. I have a home on Flood actually.
6. Ms. Pailes – I kept just thinking why, because it's residential both sides, behind you, the block behind that, the block behind the school. It's a solidly residential area. If you're new in town, there's an item called the Porter Avenue Corridor Study. This actually applies to Porter north of where you are, but it begins at Alameda. It suggests design and planning good ideas. One of the things it says is it defines leap frog development, which is commercial, home, commercial – inconsistent development – inconsistent uses. It says leap frog development interrupts the cohesive neighborhood unit. Leap frog development is an inappropriate development pattern for the Porter Corridor. I think that's true. I mean, yours seems like an innocuous use, but it seems inappropriate to put an office designation in the middle of this

residential area. As everybody here has heard often, it's one change and the next change will rely on this to argue for more change. It tends to be a wedge that breaks up older residential neighborhoods. Again, yours seems relatively innocuous but it seems inappropriate to change the zoning when it's a solidly residential area.

7. Dr. Hobson – Could I respond to that? I have several reasons for that. One is there on Classen, as you know, it's busier than back in the neighborhood, so that seemed to be appropriate to me. But probably the main reason is I love older homes. I lived in Heritage Hills for a number of years and have renovated a number of older homes myself and I love that. That's something my daughter and I have enjoyed doing. I feel good in a home like that. I think that's a real positive atmosphere for really good professional work and I'm at that point in my career where I'd like to offer that. I just think it would be a real benefit to the area. We're going to make that home a beautiful place and a comfortable place and I just think it would be a real benefit to the area.

8. Ms. Starkey – If I could, I'd like to add to that, too, that, because we're not doing anything to the property other than what we would do if were a residential home – I mean, in the purposes that we're using it for, it would be a much quieter place to be, as opposed to if it rented out to college students or any other option that it could be. Also, not asking for a zoning change; it's just a special use and I think it's probably pretty far from a commercial establishment as well.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I have a concern about this. I think making it an office – and I heard a comment today that this is probably going to be less traffic there than if it was student housing, but the problem I have is it's, again, like Commissioner Pailles stated, it's largely a residential neighborhood. The examples that the City staff showed were all established areas that had commercial that was kind of mixed in-fill at a corner someplace, for the parking garage or like the – I'm trying to think of the name of the house that's a counseling center or whatever by the Senior Center. That was the only house left standing around there. There was law offices and the Senior Center and more law offices and Hiland Dairy. So this, to me, is still predominantly residential and needs to stay residential. I keep thinking of Britton Road and 23rd Street, where once you start – and I know this is special use, but I've seen where we've passed PUDs for health care offices and the next thing you know the health care doesn't work out so then they come back and alter the PUD for general commercial. It's – the term slippery slope in my mind is something we don't intend to do but it happens. So I really don't support this change.

*Sandy Bahan moved to recommend approval of Ordinance No. O-1617-5 to the City Council.
Lark Zink seconded the motion.*

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

YEAS

NAYES

MEMBERS ABSENT

Sandy Bahan, Andy Sherrer, Lark Zink, Tom Knotts

Roberta Pailles, Dave Boeck, Neil Robinson

Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-5 to the City Council, passed by a vote of 4-3.

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