

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 13, 2013

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 13th day of June 2013. 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 Tom Knotts called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Cindy Gordon
Dave Boeck
Sandy Bahan
Tom Knotts

MEMBERS ABSENT

Jim Gasaway
Roberta Pailles
Andy Sherrer
Chris Lewis

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
Jeff Bryant, City Attorney
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

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Item No. 9, being:

RESOLUTION NO. R-1213-134 – COYSCO, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-11) FROM INDUSTRIAL DESIGNATION TO OFFICE DESIGNATION FOR PROPERTY LOCATED AT 3530 MACDONNELL DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

ORDINANCE NO. O-1213-51 – COYSCO, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO O-1, OFFICE INSTITUTIONAL DISTRICT WITH SPECIAL USE FOR A HIGH IMPACT INSTITUTIONAL USE, FOR PROPERTY LOCATED AT 3530 MACDONNELL DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Jane Hudson – The applications before you are requesting a Land Use and Transportation Plan amendment from industrial to office designation. The existing land use map shows institutional areas on the west, industrial in the middle, and Sysco on the east. There is office and medium density residential to the north. If approved, it would add the office use within this area on MacDonnell Drive. The rezoning was from I-1, Light Industrial, to O-1, Office Institutional District with a Special Use for High Impact Institutional Use. The zoning map shows the PUD for Sysco, a PUD to the north, and industrial area to the south. There is already an existing facility with an O-1 designation in the area. There is a collision repair center to the south, and the Alan Couch facility to the west. There were no protests filed on this application. Staff is in support of approval of Resolution No. R-1213-134 and Ordinance No. O-1213-51.

2. Mr. Boeck – It says the purpose is residential treatment center for adolescents. So there will be supervised housing? Ms. Hudson – Yes. It's not a lock-down facility, but it's a staff-secure facility. They will be there 24/7. Mr. Boeck – There are others like that in the area, so it's not unprecedented? Ms. Hudson – No.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 North Broadway, Oklahoma City, representing the applicant – These children have not been charged with a crime; they've actually been adjudicated deprived. They're going to have constant supervision. There won't be anybody charged with a crime. As you point out, there are several of these treatment facilities in that immediate area. We've met with the adjoining property owners and they are very satisfied with our responses. I would suspect that they're not even going to be aware of much activity there at all. These children are supervised 24 hours a day. They don't drive, so there's no cars coming and going. Because they're adjudicated deprived, there are no parents coming to see them. There are counselors on-site 24 hours a day. Unfortunately, there's a need for these sorts of things and this fits in that area as it is now. These kids haven't done anything wrong; they've just been adjudicated deprived. I'd be happy to answer any other questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council. Cindy Gordon seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council, passed by a vote of 5-0.

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