

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**APRIL 12, 2018**

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 12<sup>th</sup> day of April, 2018. 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.

Chair Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Sandy Bahan  
Nouman Jan  
Chris Lewis  
Tom Knotts  
Neil Robinson  
Lark Zink (arrived at 6:33 p.m.)  
Dave Boeck  
Erin Williford  
Andy Sherrer

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Roné Tromble, Recording Secretary  
David Riesland, Traffic Engineer  
Ken Danner, Subdivision Development  
Manager  
Drew Norlin, Asst. Development Coordinator  
Terry Floyd, Development Coordinator  
Elisabeth Muckala, Assistant City Attorney  
Bryce Holland, Multimedia Specialist

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Item No. 5a, being:

**R-1718-101 – 750 IMHOFF, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR PROPERTY LOCATED AT 750 IMHOFF ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report

and

Item No. 5b, being:

**O-1718-35 – 750 IMHOFF, L.L.C. REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 750 IMHOFF ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A & B
4. Greenbelt Commission Comments
5. Excerpt of March 8, 2018 Planning Commission Minutes

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports Resolution No. R-1718-101, amending the land use from High Density Residential Designation to Mixed Use Designation. The uses proposed can be accessory to the residential component and are not incompatible uses for the area; staff supports this request and recommends approval of Ordinance No. O-1718-35.
2. Mr. Boeck – I don't see two buildings.
3. Ms. Hudson – There are five buildings, but they're all connected. This internal piece connects all of the buildings.
4. Mr. Boeck – So you're calling those two buildings, even though they're connected as one building.
5. Ms. Hudson – Right. They're labeled building One and Two. There's a common area here in the middle.
6. Mr. Boeck – So what fits in a MUD allowance for use?
7. Ms. Hudson – In their document, they had outlined – of course they've got the residential uses, which they'll keep in place. Then they pulled some of the uses from the MUD District, such as a bank, a bookstore, daycare, health club, food or drug store like a pharmacy, bakery. There's several uses listed in the SPUD document itself.
8. Mr. Knotts – So the applicant hasn't identified anything that is ...
9. Ms. Hudson – Nothing is set in stone at this point, no.
10. Mr. Boeck – Basically, it's whatever they can lease it out to that fits into a MUD.
11. Mr. Knotts – Except for a crematorium.
12. Mr. Boeck – Yeah. Well, that doesn't fit in a MUD. Thank you for bringing that up, Tom.

**PRESENTATION BY THE APPLICANT:**

Sean Rieger, 136 Thompson Drive, representing the applicant, was available to answer questions, but did not make a presentation.

**AUDIENCE PARTICIPATION:**

None

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

Mr. Boeck – I think it's appropriate.

Mr. Jan – I agree. I've lived in that area for almost three to four years. Still I work very close. There is hardly any facility where the commercial offices would come, so I personally see it is a very good opportunity for small businesses.

Mr. Boeck – Especially if it's a bakery.

*Dave Boeck moved to recommend adoption of Resolution No. R-1718-101 and Ordinance No. O-1718-35 to the City Council. Nouman Jan seconded the motion.*

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

YEAS	Sandy Bahan, Nouman Jan, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	Chris Lewis
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1718-101 and Ordinance No. O-1718-35 to the City Council, passed by a vote of 8-1.

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