

**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 13<sup>th</sup> 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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