

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 10, 2019

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 10th day of October, 2019. 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 Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Nouman Jan
Chris Lewis
Sandy Bahan
Tom Knotts
Dave Boeck
Lark Zink (arrived at 6:31)

MEMBERS ABSENT

Steven McDaniel

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Anais Starr, Planner II
Janay Greenlee, Planner II
David Riesland, Traffic Engineer
Beth Muckala, Asst. City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 8a, being:

R-1920-40 – JUNIPER NORMAN OZ SENIOR HOUSING, L.P. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO HIGH DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 1.01 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF 12TH AVENUE S.E. AND COBBLESTONE CREEK DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

Item No. 8b, being:

O-1920-22 – JUNIPER NORMAN OZ SENIOR HOUSING, L.P. REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 1.01 ACRES OF PROPERTY, AND FROM PUD, PLANNED UNIT DEVELOPMENT, TO PUD, PLANNED UNIT DEVELOPMENT (REPLACING O-1516-8) FOR APPROXIMATELY 6.08 ACRES OF PROPERTY, FOR A SENIOR INDEPENDENT LIVING COMMUNITY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 12TH AVENUE S.E. AND COBBLESTONE CREEK DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A, B and C
4. Pre-Development Summary

Item No. 8c, being:

PP-1920-5 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JUNIPER NORMAN OZ SENIOR HOUSING, L.P. (SMC CONSULTING ENGINEERS, P.C.) FOR COBBLESTONE CREEK SENIOR COMMUNITY FOR 15.64 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 12TH AVENUE S.E. AND COBBLESTONE CREEK DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff reports, copies of which are filed with the minutes. Approximately 6 acres of the 7.09 acres is already approved for the High Density Residential Designation; the site abuts 12th Avenue S.E., creating the opportunity to have the main access outside of the residential neighborhood. Staff supports this request to amend the NORMAN 2025 Land Use Plan for the additional 1.01 acres from Low Density Residential Designation to High Density Residential Designation, and recommends approval of Resolution No. R-1920-40. The location of this development makes it an appropriate neighbor to the current uses. This proposal is similar in use to the existing uses in the general vicinity as both are residential in nature. The public golf course and clubhouse open the area to daily activities for both the current residents and the future residents of the senior community. This proposal is in close proximity to the southern boundary of the Norman City Limits; however, water, sewer and other required public infrastructure are existing, i.e., streets. Staff supports this rezoning request and recommends approval of Ordinance No. O-1920-22 and Preliminary Plat PP-1920-5. We did receive protests and support for this application; the protests amounted to 0.21% within the notification area, and we also received 1.9% support within the notification area.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, representing the applicant – I'll be fairly brief. I want you to hear from two other people after me, so I'll be very brief. I want to highlight the differences between the last PUD and this PUD so that you see that very carefully, and then I'm going to ask Mr. Luke Bourlon, who is basically the developer/builder of this – Sparrow – to come up and show you some imagery. And then I want Dr. Tim Shannon to come up, who has been such a positive force for the Cobblestone neighborhood, and talk through his reactions that he is receiving from some neighbors as well.

First, I want to correct for the record – and my apologies if we weren't clear – but that wall will be 8 foot on the north end of the property. I want to verify that, that we put that in just in the last couple of days. It will be an 8 foot wall. I'll show you that as we go through the project here.

First, let me take you through the plan, so that you'll see where we're at. Jane has already shown you that. This is an aerial of the site. It is basically a field right now. Don't let that confuse you because it has previously been planned and approved as a senior housing project; it just has not been constructed at this point, subject to these changes. As Jane said, I think it is important to just rehighlight the 2025 Plan already is High Density Residential. This was approved in 2015, so that is already in place. It is just that eastern sliver is the only thing we're bringing into the High Density Residential, but otherwise it is already High Density Residential. Again, as Jane said, it's already a PUD for senior housing. We're just bringing in the eastern edge into a revised PUD, and it is a revised PUD, and I'll take you through those parameters in just a moment. But the actual location of it just shifts a little bit to the east, so not a big change in the location. So the sum of the request is – this is, as Jane mentioned, a senior housing project for independent living. I want to detail – articulate – exactly what is proposed to be changed from the last one. On the right side is the site plan, and you see all the different units. It's a three-story module. You see the different units here. There is a clubhouse right here. The entryway right here that lines up with the street across the street – very important to staff that we did that. Here's the clubhouse right here – a two-story element right at the entry piece. A resort style pool right here. Pickleball courts and various amenities out in the middle of the courtyard. And the two buildings Jane mentioned – one of them is this building right here, and the other one is the inverted L right here. To the north end where we're talking about right up here is that 8-foot wall and that's a commitment that we put into the PUD. We submitted that revision, I think, to Roné just in the last couple days. Then there are garages right across this piece right here, with a green space here and that green space would feature fairly large trees that would go across that whole area. So we've tried very hard to create a buffer across that northern end, and that's been successful in that we've had those support letters come in now across that northern end at the boundary. So as to the changes, let me take you through that real quickly because, again, I want you to hear from the other two. The changes that are specifically to this PUD that were not in the last one is the use. The last PUD had memory care and assisted living, which are more, of course, intense of a living concept. This is all independent living. So that constitutes some changes in the site, because when it's memory care and assisted living, we're really talking about rooms for a resident, not an apartment. Now we have all independent living. That means the units get a little bigger because now we have one bedroom, two bedroom, livingroom, things of that nature. So that has basically caused – while we have the same number of units – 168 units – because now the units are bigger than they would have been in memory care and assisted living, makes the project get a little bit bigger, thus the third story and thus the movement to the east a little bit. So that has necessitated those changes. And fewer staff. So now that we're independent living, what it takes away is as much staff as we had planned before. And I remember that pretty vividly from five years ago when we were here, there was a lot of concerns about ambulances and sort of the institutional nature of memory care and assisted living. All of that is gone now, in the sense that this is now 55 and older independent senior living, so really significant change in that sense. The site plan we just showed you. That changes. It's about an additional one acre that comes over to the east, as opposed to the previous. The height goes to three stories. And that north boundary, again, changes significantly with the 8-

foot wall, the garages, sizable trees, and then there is trash here. You heard comments about that. We reoriented these to the southwest – they were oriented differently previously, but now the opening is to the southwest so that it's facing away from the north. I don't think you would see them because of the garages and the wall and the trees, but just in case now they're oriented differently. There's a dog park right here that has had some discussion, that would be something that would be treated very carefully engineering wise. I was just talking to the engineer a minute ago, in fact, and they've gotten very careful about how they design these now. On-Cue has a number of these facilities, and it's basically a constructed element in the ground with basically filtration devices that carry the dog waste down into the earth through a gravel sub-base and then they're irrigated at night, so it's really actually a pretty complex system that takes care of any off-site issues from the dog park. That is in this project as well. Those are the only changes, basically, from the last PUD that was approved in 2015 to this one. As to the actual site plan, this is the visual difference. The layout – you see on the left this is what was approved previously in 2015 and those two elements that I was talking about – the memory care and the assisted living – were on the northern end. This was the more intense skilled nursing, things of that nature, on the northern end. That's gone now. The independent living was on the southern end. One big difference in the overall site is previously it had ten lots of single-family homes lining the eastern edge. Those are gone now, and now we have the senior living complex that would have nice views out into holes 1 through 3 of the golf course. I think it works very well, and it accommodated the expansion of the site plan as it needed to for those units. Quickly, I'll show you just some of the amenities. Again, it's about 75% one-bedroom; 25% two-bedroom. Parking, as Jane mentioned. I think it's important to note this would comply with the commercial lighting ordinance. That's important because, as you might recall, the commercial lighting ordinance requires full cut-off fixtures and requires a photometric lighting plan at time of building permit that we show that there's no light spill-over onto any adjacent lots and we show that in an actual engineered plan, so that's important to note that this would have that. Then you see all of these features that are pretty incredible that you see in these facilities now days – the resort style pool, library, golf simulator – in bad weather they can be inside doing their swing and then good weather they can be outside doing it across the nine holes – game room, fitness room, wellness, pickleball – all of these amenities in this project would be included. Preliminary plat, just to confirm again that Jane said – I just don't want anybody to be confused about that. The project is not carried over into the eastern end there, that is just a technicality. When we come through to preliminary plat, we have to plat the entire tract, so that's why that is shown. There is nothing planned in terms of facilities over on that eastern end. It's just there from an engineering technicality standpoint. With that, we have significant support and we're proud of that. The applicant and Dr. Tim Shannon worked very hard on this to make sure that we've addressed as many concerns as we can. I remember four or five years ago when we were here, it was a much more packed room, with a lot more comments and a lot more vigor to it. I can tell you from the Pre-Development meetings and the meetings we've had thus far, they've gone much better and I think that's a testament to Dr. Tim Shannon, who has worked so hard after so many years to carry forth some goodwill and to keep this community going. We're proud of that. With that, I want to bring up Luke Bourlon who is basically the developer and the builder that would produce this project. I want him to show you imagery of what he is anticipating. And this is when we do have to switch the PowerPoints real quick, so bear with me for just a minute. I will mention, too, if I'm not describing Cobblestone very well, Commissioner Boeck is there every day – twice a day sometimes, I think.

Mr. Boeck – Yeah, twice a day. My teaching load affords that.

2. Luke Bourlon, Sparrow Partners – Good evening, Commissioners. Thank you all for having this time tonight. Thanks for accommodating the slide show. It's just going to scroll through; you guys will see some pictures of various projects. These are some of the renderings of the proposed project here, as well as you'll see pictures of our projects that are already built and in development. My name is Luke Bourlon; I'm a co-founder of Sparrow Partners. For the last five years, we have dedicated our time and resources to developing what we're calling active adult

properties. Are primarily active in Texas and the Southwest as well as North Carolina. We are headquartered in Austin, Texas. But I have to say I'm not routing for the University of Texas tomorrow. I was actually born in Oklahoma City, raised by Sooners, and my late Labrador retriever was named Boomer. So we're excited to be here, part of this community. A little bit of what is active adult? Well, we really aren't your traditional senior housing. We're not assisted living. We're not memory care. We're really not even traditional independent living. Our average age is upper 60s to lower 70s. Our residents range – some of them are 55 wanting to get outside of the maintenance of their house, and then we've got 80 year olds going on 60 that are looking for community and activities that are well-suited for their interests. You'll see, as some of these pictures are scrolling across, our goal is to really come in and design a building that really facilitates this lifestyle and this community. So inside of our 11,000 square foot clubhouse that Sean was showing some of the amenities on earlier, you'll see the media room; we've got a library; we've got a demonstration kitchen, wellness studios. We have happy hour events that happen all the time. It really is an exciting place. I've gotten to meet a number of our residents over the years. We had a grand opening in Houston about a week ago on our second Houston project. It's fun to hear the stories of our residents kind of coming together, a little bit reticent at first, not knowing what this is. They didn't need or want health care services or transportation or a meal plan, but they were looking for a lifestyle change. That's really what active adult is and what we're looking to do here. A little bit about the location – we love the Cobblestone Creek location. It's a beautiful setting. In fact, over 40% of our current properties are directly adjacent to single-family residential. We think this feels and ties in with our residents really well. The golf course is a real draw. It's beautiful. We think that our residents will get a lot of use out of it and help energize it and sustain it. But, at the same time, it's important to recognize that over 75% of our residents are fully retired, so there isn't that 8:00 a.m. rush or 5:00 p.m. rush coming back into the property. So we have a much lower parking ratio, lower traffic impact, etc. The other thing that we love about this location is we're in a college town – the proximity to the University is something that's really exciting for us. In fact, property that we're about to break ground in northwest Phoenix this next month sits on a small college campus, and for the last year we have been working closely with the chancellor and the director of operations and our university consultant to collaborate and to work on life-long learning initiatives, having our residents be able to go and mentor incoming freshmen, take classes, have access to the facilities, and then the college is actually going to be able to have some of their art exhibits and some of their fine art shows inside of our clubhouse. So there's some really neat partnerships there that are becoming part of what we want to do and part of our vision and goal for active adult. I think this particular project is one of those that is perfect for that. We would love to engage with the University of Oklahoma – we plan to – to form a partnership. We're really excited about being part of this community. We're here for the long stay. We get to, like I said, not only develop and construct, but also manage it. We're excited to be here and we thank you guys for listening and for your time tonight. Thank you.

3. Tim Shannon, 4704 Augusta Drive, which is within the Cobblestone Creek housing addition – I own and operate Cobblestone and the undeveloped land within it. I've lived in Cobblestone for almost 16 years now, so it is my home. Even with those that are opposed to this project, I understand their concerns. I mean, this is our home. So please know that, in doing that, there was a lot of thought, a lot of communication, a lot of late nights and neighborhood meetings to come up with ways to improve our community and the homes that we love. With that being said, on one level I want to apologize, because I know Cobblestone has been a tumultuous ride for many of us, including those in this room. The history, for those that aren't aware, Cobblestone is a 9-hole golf course community that was developed by Tripp Davis, who was the designer of the OU golf course as well. The uniqueness of Cobblestone is that it only has about, currently, 78 homes or so on the property, but the golf course makes up over 20 acres. So, as opposed to a Summit Lakes or other large additions, homeowners dues are obviously proportionally different because of the amount of essential common area space that we're trying to maintain. Now, we are open for public play, which does help maintain the property.

So in 2008, when the housing market crashed, so did Cobblestone. Basically, the golf course went into bankruptcy. The bank foreclosed on it, along with many of the other homes in Cobblestone and, of course, around Norman in general. As such, those that were there, we all got together, were looking at what's going to happen to our homes, what's going to happen to the golf course. As such, many meetings were held and ultimately, at the end of the day, I bought the property. I did so after meeting with my neighbors and saying, listen, I will do this, but it's going to take all of us to put this back. So, in doing so, we've worked over the years on different ways to figure out our issue. Our biggest problem is density. So the issue is it is hard to maintain that much property on that level of maintenance with that few of homes contributing. If you look at Cobblestone today, seniors make up over 50% of our golfers as it stands. Nine hole golf courses are perfect for young golfers and for seniors; most do not have the energy or the time to play 18 holes. It's also walkable for the exercise, or golf cart for those that are a little bit less mobile. So it's a perfect amenity – already is for such, but we still have so much untapped potential, just because it's a very common statement to say Cobblestone? Where's that? Because even though we've been here for around 18 years, a lot of people it's still a relatively unfamiliar name. In doing that, we came up with the idea of the senior housing, and that was a project that came before four years ago. We had developer, the investors in place, so you're probably wondering why am I here now? Well, as going through that process, we were within about 30 days of closing and the developer – basically, you will see the name again, because they were intrigued by the idea of the UNP area and the senior component that's being carved out for that project. So, ultimately, the developer – 30 days of closing – retracted and said we're actually looking at moving the project here. Now, that's still good for Norman, so I'm not upset about it, but, obviously, it was a major setback for us. As such, it's taken time, because when you're talking about a project of this size, there is not a whole lot of players in this market, so going through, meeting with people, and I was very fortunate to find a person who had Oklahoma ties, who is familiar with this area, who is a huge Norman fan, whose mom lives here and is aging in place, and understood the need and the demand and also it piqued the interest. So in doing that, we looked at developing it as it stands now, which was one option. But as we continued to talk, the other option would be Tim this is really better suited to be independent entirely. So even the last time we came through, the biggest opposition that we had to this project wasn't so much the density, although that was part of the concern. The biggest issue was the ambulatory care. Part of the reason why we thought it was a good fit was the new EMSA unit is just up the road from us. But in revisiting, we thought, you know what, the independent does make the most sense because, obviously, assisted living and for sure the memory care are not going to be playing golf. Before presenting this to others, we had a neighborhood meeting on August 27th, just with Cobblestone, knowing that Eaglecliff and other homeowners would have a chance to voice their concerns or to talk about suggestions at the Pre-Development meeting. We had approximately 50 of the homeowners there at the meeting that night and we left with unanimous support. It just shows you the cultural change from four years ago to now. Many of the homeowners that were there before – not many, but several that were there before are now gone, including three of the four that actually but up to the northern end of the property. So those homeowners – three of the four – obviously had some concern. So we met with those homeowners. The biggest issue – dog park, trash, line of sight – we worked through the issues, talked about the engineering of the dog park. They agreed to extend not just a wood fence, but a masonry fence and not just 6', 8'. They were agreeable and, as such, you've received – or hopefully have seen the letters of support from those homeowners. So we really are trying to be a good neighbor. I understand there's been questions raised about traffic and how is it going to impact, but, truthfully, these people are very active, but they're active in space. The living space that they live in is where they spend most of their time. There is some traffic as they come and go, but now there are more and more rooms being built for mailrooms because of the Amazon and these type of things that are actually being shipped into place – even grocery delivery, those type of things. So you're seeing more and more of that and less and less actual movement off of the site. I've flown to Houston because I do live in this neighborhood. I will face these people every day and I will drive past

this every day, and hopefully my parents will be here soon. As such, I flew down to Houston; I saw two of their facilities there, one that's at full capacity, and one that was just opened in April and is sitting at about 40 or 50% capacity. Both beautiful. Talked to residents there. They're all very happy, complimentary. Drove the neighborhoods around them to make sure there wasn't any negative impact or for sale signs listed all up and down those streets. They're very vibrant, very active, which is very common. You're not seeing so many of these being built in high commercial areas because they don't have to be right next to the grocery store anymore. In fact, they want to be closer to their loved ones, where their grandkids can ride their bike to see them, or where they can feel like they're still in a residential area, and not necessarily in downtown Oklahoma City. We've worked on the project with many homeowners. I have a dozen or so additional emails and letters of support. I don't want to make this a long night for you, but just know that the reason why your map isn't dotted is most of them felt this was pretty clear and they're in support. But for sure as Council, if we are blessed and fortunate enough to proceed, there certainly can be letters of support. The last time, four years ago, because there was some concern, we gathered over 300 signatures throughout Cobblestone, Eaglecliff and the area. So we, at the end of the day, were unanimously approved by Planning Commission and by City Council, and the homeowners that are still within Cobblestone, even the ones that at that time had concerns over it, are now in support of it. I appreciate your time very much. If I can answer any questions in the future, please let me know.

4. Sean Rieger – Thank you, Dr. Shannon, very much. I just want to close real quick and then we'll be happy to answer all your questions. I did receive this email at 5:24 p.m. tonight. It was sent to me and Roné. This is from Mr. Judd Foster, who is the Director of Parks at the City of Norman. You may know him well. He has been here for, I believe, over 40-some years at the City of Norman. He writes: "Planning Commission members, since I am not able to attend the Planning Commission meeting tonight, I am writing to express my support for the proposed senior living project at the Cobblestone Addition. My wife and I have lived in the Cobblestone neighborhood for the past 10 years. We have seen the best and the worst of conditions in that time. Thanks to the efforts of Dr. Shannon, conditions in the area have improved greatly. My wife and I have attended neighborhood meetings and discussed the senior project with Dr. Shannon and are confident it will benefit the neighborhood in many ways. We are anxious for additional improvements and additional revenue from this project that will benefit the area. We encourage your support for this project." And that's from Mr. Judd Foster, the Director of Parks & Recreation for the City of Norman. With that, we thank you very much for your time and consideration. We're happy to answer any questions you have. The full team is here with the engineer as well.

5. Mr. Boeck – Did I hear you say that it's cut-off lighting?

Mr. Rieger – It is. The commercial lighting standard – we incorporated that ordinance into the PUD document itself.

6. Mr. Knotts – Are these leased units or condo units?

Mr. Rieger – Correct. Leased.

AUDIENCE PARTICIPATION:

1. Mike Rainer, 4705 Augusta Drive – I live in Cobblestone next to Dr. Shannon. I have an RE lot down there. Bought it in 2005. Took me two years building the house, the reason being is my wife is handicapped – she's in a wheelchair. The reason I tell you that is because we're not going anywhere. Significant investment. I'm also the owner and developer of Monterey Addition which is due north of Cobblestone; it abuts it. And I'm here tonight in support of this project. Four or five years ago when this was here, I stood up here in front of Council with a handful of objections from Cobblestone residents. And the reason that was is because of what Dr. Shannon and Sean Rieger have already addressed; it was the ambulatory care and that was not going to – we didn't think was going to benefit the neighborhood. That investment group –

we tried to work with them and it was like hitting them over the head to get them to invest in the neighborhood. This investment group has stepped up and has taken that on voluntarily. They have roots. The prior investment group was from California and they didn't have any roots. To be quite blunt, they were just opportunists. This investment group, I think, definitely has an interest in the neighborhood and I think it's going to be of great benefit to the neighborhood. I know that there has been some concerns about the traffic. Obviously, with my home being there in Cobblestone, as well as my investment in the Monterey Addition, which I've got about the last third of it still to develop, if I thought that that was going to impact my neighborhood and the Monterey neighborhood in an adverse way, I would be here objecting and objecting very loudly. But, to the contrary, I'm not; I'm here in support of it and I hope that you vote positively for this project. Thank you.

2. Tim Swan, 1350 Cobblestone Creek Drive – I'm the General Manager of the Cobblestone Creek Golf Club and also the event center site; we have two businesses there. I'm going to give you a personal perspective; I don't know all the technical details, but here's my experiences that I get here. Like Mr. Boeck, I know he's there all the time. In fact, sometimes I think he needs to be put on the payroll because he's there more than I am sometimes. But he'd have to take a pay cut. But anyway, with that said, the personal experiences I get from the seniors, like Dr. Shannon mentioned – percent of our members are seniors. One of the best experiences that we get with the seniors is they have a place to come just to do things and be together with others, have conversation with others. I have tons of conversations with Mr. Boeck, just like we have conversations with the rest of the seniors that come through there. We have people that walk; they don't play golf, but they just simply want to walk the course. I have a 95 year old gentleman that comes every morning with two hiking sticks to walk, because that's what he wants to do. It's a beautiful piece of territory there. They can do this. This new facility that they're going to be building is actually a better fit than the original one because it is independent and we're going to have a lot of the types of people there that we already have who want to experience the golf, who want to experience the environment, because it is beautiful. It is only 9 hole. It's not going to require 4 hours out of their day; they come here and they basically get it out of their system and go back home, and have conversation while they're there. In a nutshell, it's simply a much better fit and it's the perfect fit for our facility because we do have so many seniors that will golf there. We do have so many young people that golf there. But generally the schedules between the two never interact, so you don't have to worry about being so busy with so much volume of traffic that it's going to cause a problem for the neighborhood. Again, it is a perfect fit for our neighborhood.

3. Marguerite Larson, 1432 Huron – We came through the Greenbelt – it came through with the assumption that it was going to be handicapped accessible. Correct? So my question is, are the units going to be handicapped accessible? Because the pictures that he showed, everything is rather high. If someone is in a wheelchair, they're not going to have access to anything. So that's my question.

Mr. Bourlon – We will have three elevators on-site. Every unit will be elevator served with accessible units.

Mr. Knotts – I think she's referring to the heights of the cabinets.

Mr. Bourlon – Oh, okay. Yes, we will have, per ADA requirements, a number of units that will have fully accessible. Per Fair Housing, we actually have to. So, yes, in all of our properties we have a number of those units.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – Two comments; two concerns. One, I'm afraid I'm going to have to start fighting with people at teeing off at 7:00 in the morning if we develop this, and I'm not sure I want to do that.

2. Mr. Jan – I have a question for the developers. Perhaps, Sean, you can answer this. The plan looks awesome, honestly. It's going to be a great addition. Just a few concerns about especially what the lady said – three stories and what Chris was mentioning, in case of emergency – fire. I'm pretty sure you guys have already thought about it, so if you could please shed some light.

Mr. Rieger – Yes, as to egress, I guess you're talking about – fire, emergency issues.

Mr. Jan – Exactly. Evacuation.

Mr. Rieger – This will be fully sprinkled. This would be a complete fire protection system with sprinklers. As with any facility like this, you have to meet what's called the life-safety code – the NFPA life-safety code. I can tell you from my years of architecture that means you basically design it with full fire-rated stairwells at each end of the corridors – sometimes the intermittent corridors. I don't have the site plan up here. But you have to, by code, provide for fire egress from this building in all instances. So it would have all of that. I don't know what more to tell you in that regard.

Mr. Boeck – Well, it also means the site has to be accessible. Sidewalks and entrances. There's no steps.

Mr. Jan – The second question was storm shelter – tornado shelter. I didn't see that, so I'm, of course – it's going to be a high density, and you know Norman.

Mr. Rieger – Yeah. I know we talked about that earlier in the project. I don't know that we've come to a final conclusion on it.

Mr. Jan – But there is a plan and intention to make something, right?

Mr. Rieger – We're not sure at this point. Obviously, from a marketability standpoint, I think they're going to have to address that. Any more in Oklahoma you don't really sell or lease a unit unless you have that covered. But we don't have a final design yet that covers that.

3. Mr. Lewis – Just a clarification point. So when we talk about fire protection stairwells, typically in a building of this magnitude those are reinforced which do serve also as a storm and tornado shelter.

Mr. Rieger – I hesitate to say, just from a structural standpoint, whether they would serve as a storm shelter, but they do serve as a – more from a fire standpoint, they usually have magnetic closers that, in the instance that a fire alarm goes off, that magnet releases, the doors slam shut, and so it becomes a conditioned safe space for fire. I guess, to some degree, it could serve that as well. It is a hard space.

Mr. Boeck – A fire-rated door is not a storm shelter door.

Mr. Rieger – It's not a storm shelter, per se, so I don't want to suggest.

Mr. Boeck – They can be metal, but it's metal that's F5 resistant versus metal door that's 1-hour fire-rated – it's totally different.

4. Ms. Zink – Having resided in the neighborhood for just short of ten years, I'm familiar with all the development that's taken place there. I want to say on the outset that it looks like a beautiful project; it looks like you can see all the work that went into it and I'm excited for it. But I do have concerns when it comes to traffic. Essentially the whole neighborhood is just a big dead end; the only entrance and exit point is through 12th and we just recently – if it wasn't just this last Planning Commission, it was within the past two months – have approved development that would place a building in the way of where 12th ends – where it cul-de-sacs. So there is no real potential, at least now or anytime soon, to expand and get a second entrance off of 12th in that direction. I just have a slight concern that with all these proposals moving from low density to a high density residential, if the neighborhood can really support the increased traffic demands. I know we've already expanded the number of lanes on 12th, and that's helped quite a bit. I just wanted to say my two cents. Other than that, it's a beautiful project.

Mr. Rieger – Thank you, Commissioner. I appreciate that very much. I do want to highlight, as the engineer just reminded me, there are two other exits on Augusta on the side, so there's more than one exit from this facility. I understand your concern of 12th coming back into it. Recall, though, this has already been approved as senior housing. This actually, we believe, is

less traffic than what was approved in 2015, primarily because this does not have all the employee element of the assisted living and the memory care unit. This one did not require a traffic study over and above the prior one because we think it actually reduces. But thank you very much for your concerns. We hear them.

Ms. Zink – And I just wanted to reiterate that it is a change from low density residential to high density.

Chris Lewis moved to recommend approval of Resolution No. R-1920-40, Ordinance No. O-1920-22, and PP-1920-5, the Preliminary Plat for COBBLESTONE CREEK SENIOR COMMUNITY, to the City Council. Dave Boeck seconded the motion.

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

YEAS	Erin Williford, Nouman Jan, Chris Lewis, Sandy Bahan, Tom Knotts, Dave Boeck, Lark Zink
NAYES	None
MEMBERS ABSENT	Steven McDaniel

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1920-40, Ordinance No. O-1920-22, and PP-1920-5 to City Council, passed by a vote of 7-0.

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