

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 8, 2015

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 October, 2015. 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

Roberta Pailes
Tom Knotts
Sandy Bahan
Jim Gasaway
Dave Boeck
Cindy Gordon

MEMBERS ABSENT

Andy Sherrer
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
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Terry Floyd, Development Coordinator

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Item No. 12a, being:

R-1516-20 – TOMMIE & RUBY MONTGOMERY TRUST REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL TO OFFICE DESIGNATION FOR APPROXIMATELY 0.18 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF N. BERRY ROAD AND W. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments

and

Item No. 12b, being:

O-1516-15 – TOMMIE & RUBY MONTGOMERY TRUST REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO RO, RESIDENCE-OFFICE DISTRICT, FOR APPROXIMATELY 0.18 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF N. BERRY ROAD AND W. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

PRESENTATION BY STAFF:

1. Janay Greenlee – Tommie and Ruby Montgomery Trust are requesting a 2025 Land Use and Transportation Plan amendment from Low Density Residential to Office Designation at the southeast corner of North Berry and West Robinson. This is the subject tract and existing land use – Low Density Residential. This is the proposed, going to Office Designation. And also rezoning from R-1, Single Family, to RO, Residence-Office District. Again, the subject tract and the existing zoning. The lot is vacant and has been vacant for the last 60 years, basically since Woodslawn filed their final plat on September 17, 1952. The R-1 zoning district was applied when we adopted the zoning ordinance July 13, 1954. Since then it has never been developed. I think we're familiar with this area. This is what they're proposing; they're proposing a 1,800 square foot residential style office building. The access will be off of Berry and aligned with the access to Circle K that's directly across the street. Five parking spaces located in the rear. There will be a privacy fence on the east side and the south side. The apron that was poured on Robinson will be closed and they will just directly access off of Berry. This is the site itself. Across the street – University of Oklahoma North Base. Across the street to the west is Circle K and this amazing little office complex that's been many different restaurants and different types of uses over the years. Behind that is the Specialty Care Norman Regional Hospital, which is RM-6. This is looking south onto Berry. This is directly behind the proposed rezoning and land use amendment, the single-family house. The back yard will abut their back yard. This is at the corner of Berry and Robinson. This is looking from Robinson onto the lot looking south.

Because this lot has never been developed into single family residence, probably for good reason – the traffic there at that corner, staff does support both the rezoning, Ordinance No. O-1516-15, and Resolution No. R-1516-20.

2. Mr. Knotts – Will the apron off of Robinson be just not used, or will it be removed and the curb reestablished?

Ms. Greenlee – They're saying that they're going to close that access.

Mr. Knotts – So what does that mean?

Ms. Greenlee – It won't be used; it won't be developed as a driveway.

Mr. Knotts – But that apron will still be there?

Ms. Greenlee – I'm not sure. Maybe Traffic could address that. But as far as the access, they will not develop a driveway off of that.

3. Ms. Gordon – Were there any complaints from the neighbors that you know about?
Ms. Greenlee – Nobody came to the Pre-Development. No complaints. I don't even think we had a call.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, representing the applicant – I just want to show you very briefly what it will look like. That's what Janay had shown you on the plan, so you see how it aligns with the house to the right. We've tried to align it. It's only 1,800 square feet – the proposed office, really in keeping with the size of the structure. So the parking lot in the back is shielded with this fence right here. There is a garage off the back so, Commissioner Knotts, to kind of answer your question, there really is no possibility of even entering on this side up here. So if they were to pull in there it would be on the grass and they would be immediately cited I think pretty quickly by the City. I don't know what their plans are as to whether to close that or not, but there's really no possibility of using that. That's the site plan again. I think Janay showed you that. This is the actual office – very small little office. There's a garage – takes up a large bit of it. And then just a couple of offices inside. This is what it's going to look like. This is the Berry elevation – looking at it from Berry. Very much like a house next to the residential neighborhood. No protests. Nobody came to Pre-Development at all. We've heard virtually nothing on this item. So we would request your approval. I'm happy to answer any questions you have.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Resolution No. R-1516-20 and Ordinance No. O-1516-15 to the City Council. Tom Knotts seconded the motion.

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

YEAS	Roberta Pailes, Tom Knotts, Sandy Bahan, Jim Gasaway, Dave Boeck, Cindy Gordon
NAYES	None
MEMBERS ABSENT	Andy Sherrer, Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-20 and Ordinance No. O-1516-15 to the City Council, passed by a vote of 6-0.

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