

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 12, 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 12th day of November, 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. She welcomed Dawn Jourdan to the Planning Commission.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailes
Erin Williford
Tom Knotts
Sandy Bahan
Dawn Jourdan
Dave Boeck
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

None

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. 10a, being:

R-1516-27 – RED ROCK LAND FUND, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 5.51 ACRES OF PROPERTY GENERALLY LOCATED NORTH AND WEST OF THE INTERSECTION OF 12TH AVENUE N.E. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

Item No. 10b, being:

O-1516-23 -- RED ROCK LAND FUND, L.L.C. REQUESTS AMENDMENT OF THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0708-40 TO AMEND THE USES ALLOWED IN SPECIFIC AREAS.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Exhibit E

Item No. 10c, being:

PP-1516-12 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY SWEETGRASS COMMUNITIES, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR RED CANYON RANCH ADDITION, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 61.675 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 12TH AVENUE N.E. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Request for Alley Waiver for Commercial Area
7. Pre-Development Summary
8. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Janay Greenlee – This is a request for a NORMAN 2025 Land Use and Transportation Plan amendment from commercial to low density residential at the northwest corner of 12th Avenue N.E. and Tecumseh Road. This is the existing land use; it is designated as commercial. This is the subject tract that they are requesting to go from commercial to low density residential. They are also asking for amendment of the PUD, Ordinance No. O-0708-40, and consideration of a revised preliminary plat for Red Canyon Ranch Addition. This is the subject tract. The underlying PUD will continue to remain. The only change is removing 5.5 approximate acres from commercial to residential. Right now it is vacant. This is the first phase of Red Canyon Ranch that is being built out currently. Preliminary plat will be this whole subject tract. As I stated, the underlying PUD will remain. The only change is removing the commercial designation to residential. This is an aerial overview. This is to give you an idea of where we are. Tecumseh. 12th Avenue N.E. Commercial corners here and here, as well as here. This reduces the commercial development by 5.5 acres and puts it into residential zone. This is at the corner of Tecumseh and 12th looking to the north. This will be the site where the commercial development will take place. Looking back to the west off of 12th. Here you can see the rooftops on the first phase of Red Canyon Ranch. This is looking back to the south. Southwest. Again looking north on 12th. This will be residential. This is looking south on 12th. This is the intersection of 12th and Tecumseh. Again, this will be the site of the commercial development. Looking west on Tecumseh. Looking to the south. This is the preliminary plat for Red Canyon Ranch. This is a difficult slide to see, but this is the only change

right here and it is Exhibit E to the PUD, which removes the commercial designation to residential. That is the only change for this proposal is the 5.5 acres from commercial designation to residential. It is shown as Exhibit E. Staff does support and recommends approval of R-1516-27, Ordinance O-1516-23, and the preliminary plat PP-1516-12. I would be happy to answer any questions.

2. Ms. Gordon – I have a quick question. Commercial can't develop until there are a certain number of rooftops in the area? Is that right? When do they know that there are enough rooftops?

Ms. Greenlee – When they start getting people to look at that commercial land. It's already designated as commercial. So when they have buyers that come in and start looking at it.

Ms. Gordon – So it's kind of arbitrary. It's when a buyer comes in and says now we've got enough to support.

Ms. Greenlee – It is. Now we have enough to support. Correct.

3. Ms. Pailes – There was one letter of protest. Would you like to address the concern about the street there?

Ms. Greenlee – This was preliminary platted. This went through final plat. This section did not get final platted and the preliminary plat expired. The roads and layout had already been done in that final plat. The protest, I believe, came from someone up here out of the radius area for it to count, but it is a protest letter concerned about commercial development and the roads. The commercial development will only be in this section here. This is all going to be residential.

Mr. Boeck – And that was already platted?

Ms. Greenlee – Yes. This is already final platted. The preliminary plat expired. Initially, just a little background, there was going to be a church and a private school that was going to be located when this whole thing came through, and not any more. So they're reducing the amount of commercial.

PRESENTATION BY THE APPLICANT:

1. Tom McCaleb, SMC Consulting Engineers, representing the applicant – If I can get that drawing back. This 61 acres that's essentially on the east side of this pipeline. This is the west perimeter of our plat is that line right there. All of this on the west side has been final platted and houses built there. So the reason we're downzoning, if you want to say, 5.5 acres is because, after many years, we've had two good commercial bites that didn't take the apple. One was a church that we thought was going to happen; it didn't happen. The other was a girls' school that's coming down from Edmond, and that didn't happen. So the land is now needing to have another access from Sooner Road and so the developer who is building the development – it's going very well – has requested let's just take away some of the commercial and add some more single family homes. That is the substance of this application. And that weird area that she just showed you a while ago – that's the diagram of the change. You see that funny little line right there? That's the northern line of our change and come right there. That's the 5.5 acres that we're taking out. The road geometry that we had on the preliminary plat is the same. We have added this connection right there and that's adding those lots. That is the change. So the developer is wanting to take away 5.5 acres and add 5.5 acres of single family lots. There is nothing right now scheduled in the commercial corner. But that residual amount is left for that area. We did have some people show up at the Pre-Development meeting asking us are we going to put a gas station there. The answer is no, we can't. A gas station takes a special permission and we're not asking for that. So there's nothing right now on the corner, except we had to illustrate a site plan to meet Sub Regs. Other than that, it's the same thing you've seen before with this 5.5 acre change. So if there are any more questions, I'll try to respond.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1516-27, Ordinance No. O-1516-23, and PP-1516-12, the Preliminary Plat for RED CANYON RANCH ADDITION, A Planned Unit Development, with an alley waiver for the commercial property, to the City Council.

1. Ms. Greenlee – The underlying PUD allows for a mixed building or a gas station. It is already in that underlying PUD. I just wanted to make that clear. That had come up at Pre-Development and we did not have the PUD file pulled, and I was unable to answer that question. But after hearing that discussion, I just want to make sure that that is known that it is allowed in the underlying PUD.

2. Ms. Jourdan – Are there any proximity issues with a potential gas station and the residential in that spot if a change is made?

Ms. Greenlee – It's an allowed use. As far as the residential against commercial, it's just seen the same way as far as the use goes.

Dave Boeck seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Dawn Jourdan, Dave Boeck, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-27, Ordinance No. O-1516-23, and PP-1516-12 with an alley waiver for the commercial area, to the City Council, passed by a vote of 9-0.

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