

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 10, 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 10th day of April 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.

Chairman Dave Boeck called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Andy Sherrer
Sandy Bahan
Dave Boeck

MEMBERS ABSENT

Cindy Gordon

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Jeanne Snider, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Shawn O'Leary, Director, Public Works
Drew Norlin, Subdivision Development
Coordinator

* * *

Item No. 8, being:

O-1314-45 – ORANGE DEVELOPMENT, INC. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 735 ASP AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Site Plan

PRESENTATION BY STAFF:

1. Ms. Hudson – This application is for rezoning from C-2 to C-3, Intensive Commercial District. This is on Asp Avenue. It's on the east side of Asp Avenue in the Campus Corner area. The subject tract is currently zoned C-2. The surrounding area to the south is C-3. You have R-3 on the east side. You have a mix north of this tract, which consists of C-1, C-3, and C-2. The existing land uses are commercial retail with residential in the east. This is a better aerial of the subject tract. This whole building is what they will actually be occupying but, again, the southern portion is zoned C-3 and the northern portion carries the C-2 zoning. Under the zoning ordinance, C-2, they are required to follow the parking requirements for C-2, which would require them to have approximately 29 parking places. There are 17 parking places on the back side of this facility that you see here that abuts the alley, but even in that situation they were still short for their C-2 requirement. Across the street is a parking lot for several other businesses. There's White Street crossing. This is looking south on Asp. This is the parking lot that's in the rear that this business will utilize for a portion of their parking. The zoning in place for the area west of the proposal is C-3 all the way down to Boyd Street. As we know, the C-3 zoning district was implemented in the downtown area and the Campus Corner area for the walkable areas that are pedestrian accessible. The zone change we feel is compatible with the surrounding zoning and pedestrian nature of Campus Corner. This zone change does not eliminate any parking that the other business owners would utilize for their customers. Staff does support the rezoning request. Cleaning up some of the mixed zoning on this building we believe is practical and necessary for the proposal to get the business in there. We received no protests from this item. Staff does recommend approval of Ordinance No. O-1314-45. We're available for questions. The applicant's representative is here with a presentation, and they can answer any questions.

PRESENTATION BY THE APPLICANT:

1. Doug Cubberley, 400 S. Crawford – I'm here with the architect. He's going to give you a short presentation and then we can answer any questions that you have.
2. Brian Price, Genesis Design Group, 421 West Harwood Road, Hurst, Texas – I just put a few slides together to kind of show you what we're proposing to do with this existing space. This is the proposed fixture plan for once all three of these spaces are combined – what we're proposing to do with the interior. We have the entrance off of Asp on the lower right-hand side, along with another rear entrance to the alley way on the upper left-hand side, with around a 900 square foot pharmacy as well. This is just a general layout of what we're proposing to do with the existing space. As you see, the metered parking in the front, and the existing parking in the back. This is a general sign package for what we're proposing to do with the existing façade of the building, with the added signs of CVS and additional ancillary signs to the left. We're also going to add an additional sign on the back for anyone that is walking along the alley that doesn't know that it's already there – it will be there to let them know that it is. Here we kind of just projected onto what it will look like when we're done with construction and what the signage will look like, instead of kind of a cartoon – this is kind of more realistic look at what the front façade will look like. That's about all I have. Any questions you might have?

3. Mr. Boeck – I've got two. I had heard that this was going to be more than just a drug store, maybe like a neighborhood market. Can you talk a little bit about what the content of the store is going to be?
4. Mr. Price – Yes. It has anything from candy, milk, bread – any of those type of items. Obviously, we have a continuous cooler for drinks.
5. Mr. Boeck – Kind of like a regular CVS.
6. Mr. Price – Yes. It will just be your enlarged gas station type items, but also a little smaller convenience grocery store.
7. Mr. Boeck – And I see the sign beer and wine. So is it going to be a full-fledged liquor store?
8. Mr. Price – No. No liquor.
9. Mr. McCarty – The parking in the rear – is that owned by the same landlord? Is that going to be controlled parking by CVS is the question?
10. Mr. Price – Yes.
11. Mr. McCarty – And what is your plan to be able to monitor that?
12. Mr. Price – To monitor the parking? We have cameras that we can set up for that type of purpose.
13. Mr. McCarty – Is it pretty dark back there at night? I don't know what you all have addressed the lighting for those parking areas. I don't know if that's been addressed or what they plan on doing.
14. Mr. Price – We do plan to install wall packs along the rear of the building to lighten it up, since it is going to be an entrance and an exit. Shielded. All of our wall packs are shielded.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – This is an excellent business that is being developed in an area that couldn't be more perfect. When we talk about Campus Corner, we talk about areas of high density. What this does is it puts into place a grocery store for those residents at the University of Oklahoma, for those residents surrounding Campus Corner to be able to walk to it. Also gives you a pharmacy. As far as C-3, there's no parking required. I did reach out to some of the business owners in the Campus Corner area and asked them how they felt about it. This is absolutely fully supported by the business owners that I spoke with. As far as CVS going into this location, I think it's an ideal revenue generator for the City of Norman.

Chris Lewis moved to recommend adoption of Ordinance No. O-1314-45 to the City Council. Sandy Bahan 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, Andy Sherrer, Sandy Bahan, Dave Boeck
NAYES	None
ABSENT	Cindy Gordon

Chairman Boeck announced that the motion, to recommend approval of Ordinance No. O-1314-45 to City Council, passed by a vote of 8-0.

* * *