

**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 12<sup>th</sup> 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. 11, being:

**O-1516-24 – UTC II, L.L.C. AND UNIVERSITY TOWN CENTER, L.L.C. REQUEST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0607-13 TO AMEND THE USES ALLOWED IN SPECIFIC AREAS BY ADDING: 1) BAR, LOUNGE OR TAVERN; 2) LIVE ENTERTAINMENT VENUE; AND 3) MIXED BUILDINGS.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Amended and Restated PUD Narrative
4. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Janay Greenlee – As you stated, this is an amendment to the underlying PUD, Ordinance No. O-0607-13, amending the uses allowed in only specific areas. The three uses that they want to add to the existing C-2 uses are a bar, lounge or tavern, live entertainment venue, and mixed buildings. This is in specific areas, and as we go through I will show you that. Subject tract – this is where they are only going to allow these three amendments to the PUD – this tract here and the tract on the west side of 24<sup>th</sup>. Currently both tracts are vacant. Again, an aerial to give you a little bit of perspective. This is the tract here and this one here. You have Crest here, the airport, and this is Embassy Suites, Academy and the shopping centers, of course. This is the site itself looking back to the south. To the north. And to the west. And the one tract is over here. This is Legacy Park. Again, Legacy Park. So it would be directly coming in, aligning with Legacy Park. This is looking to the east. These uses would only be allowed in these two subject tracts. It's labeled as Exhibit H to the PUD amendment and this would be the only place that these three uses would be allowed. Staff does support and recommends approval of O-1516-24. Be happy to answer any questions.

2. Mr. Knotts – Could you go back to the aerial? So the drawing that's in the book doesn't reflect the reality that's in the aerial.

Ms. Greenlee – I'm sorry. There are two tracts here that are hotels that are not included in that. Is that what you're talking about?

Mr. Knotts – I know that. I'm talking about the Legacy Park Drive right there. That's not on this map.

Ms. Greenlee – The location map. It is not. It was not platted. My understanding, from talking to Engineering, this is a drive that was platted like that. This drive is shown here. You're saying it's not shown on the location map or the exhibit.

Mr. Knotts – Yeah. So I'm wondering exactly where that non-existent drive that's really there is in reference to this subject tract.

Ms. Greenlee – The drive from where I took pictures – that is there.

Mr. Knotts – So it's right in the middle of that?

Ms. Greenlee – And this is the area of the proposed lifestyle area that they were proposing for these tracts.

Mr. Knotts – Seems odd to me.

Ms. Greenlee – That the road is not shown on the location?

Mr. Knotts – Must be the engineer that made a mistake.

Mr. Boeck – Would only be caught by a landscape architect, Tom.

Mr. Knotts – Or anyone that happened to drive out there and wonder where is this road?

**PRESENTATION BY THE APPLICANT:**

1. Tom McCaleb, representing the applicant – She had another drawing. This tract of land, if you've driven out there, is under construction. In that building we have a joint tenant. One is called World of Beer and it is right by Torchy Taco, and that's where this issue came up. Because the definition of sales has to do with how much sales is food and how much is not food. So this is where this came from. There is the road right there, Tom – can't you see it? It's right there. It's pretty clear. The other tract of land is this tract of land that we've added to the amendment

because we're not sure – that's going to be a player to be named later, and we think that might have some issue that will have the same thing there. So that's why this amendment only applies to these two tracts of land only. You're right, Tom; that road is not shown there. You're correct.

2. Mr. Knotts – What came to mind when I was out there is that I thought that that was where this road came through, but that actually puts kind of a removed piece in this area that is along 24<sup>th</sup> Avenue on the east side, up to Legacy Park – it's separated. And, of course, if you put drives through there, the pieces are going to be separated.

Mr. McCaleb – And that's still the plan to bring them through; it comes in like this and goes down toward Crest. That's there. So it's not shown but it is there. It's not a public road – it's a driveway. It's not a public road.

Mr. Knotts – I thought if you've got it signalized, which you do have on 24<sup>th</sup>, that that muddled that water.

Mr. McCaleb – It's a little bit muddy. But that is the geometry where it is and that's been programmed, planned and shown for quite a while. But this whole acceptance of what we're doing now has nothing to do with that road. It's just getting this issue resolved so that when we come in and bring something in this tract that we don't go through this again. We have the issue right now. It may not be an issue, but they just don't want it to become an issue. They don't know how the food and beverage is going to work out on that.

Mr. Knotts – But aside from that food and beverage, are you planning at some point to plat that from Legacy Circle to the east of 24<sup>th</sup>?

Mr. McCaleb – Yes. Hasn't happened yet, but there's still things happening.

3. Ms. Pailles – Live entertainment – does that include adult entertainment?  
Ms. Connors – No, it does not.

#### **AUDIENCE PARTICIPATION:**

None

#### **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to recommend adoption of Ordinance No. O-1516-24, 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	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 Ordinance No. O-1516-24, to the City Council, passed by a vote of 9-0.

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