

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 12, 2020

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session via Video Conference and in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of November, 2020.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://www.normanok.gov/sites/default/files/documents> at least twenty-four hours prior to the beginning of the meeting.

Chair Lark Zink called the meeting to order at 6:31 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT
via Video Conference

Dave Boeck
Erin Williford
Erica Bird
Mark Daniels
Steven McDaniel
Tom Knotts (arrived after Roll Call)
Lark Zink

MEMBERS ABSENT

Sandy Bahan
Nouman Jan

A quorum was present.

STAFF MEMBERS PRESENT
(in person, unless otherwise noted)

Jane Hudson, Director, Planning &
Community Development (video)
Lora Hoggatt, Planning Services Manager
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney (video)
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager

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Item No. 7, being:

O-2021-20 – DELTA ALPHA HOUSING CORPORATION REQUESTS SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE FOR APPROXIMATELY 2.36 ACRES OF PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 1320 COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Project Description
4. Site Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Todd Crowl, the architect (video) – Also a proud alumni, graduated 1980, and it's been an honor for me to work on this project. I'm just going to give you a brief overview of what we're building. Max Morris is on with me; he's our civil engineer, so he can answer any technical civil-type questions. I thought I'd begin by just showing you our fraternity house. This is shortly after it was burned – they're still putting fire on it – a little drone footage to show. We had firewalls here and here, which actually worked and protected the residential part of the structure, but the front – the public part – was pretty much toast, as you can see. She already showed you the old site plan. I just put this on here to show that the parking and the building lays out very similar. We did have this strip of land that was unused before; we had a basketball court and sand volleyball, and we're going to be utilizing that space as well. A couple of burn photos.

This is an early image. The veneers have changed, but it gives you a good aerial view. This faces College. This is Chautauqua back here, and Delta Street. We had a courtyard before, so a lot of the membership wanted to retain a courtyard, and yet they wanted a two-story house. All the new fraternity houses that have been built have been three stories, and we didn't want to do another one-story structure, so we've gone up two stories, but we still have a courtyard with a covered walkway that kind of encloses it. A quick view of the front. Like I said, I'll show you some more recent images; this was our schematic design. This is from Chautauqua and Delta Street. This is inside the courtyard; going to have an artificial turf field. We're going to have a putting green as well. This is inside the fraternity house – our only interior view. This is a more up-to-date image – we went from natural stone to brick and cast stone. Some of the alumni wanted a more traditional look. The floorplan – the public functions are near the front door – the dining, commercial kitchen, study hall, mom's apartment. And we built some first floor residences encouraging upper classmen to stay in the house. What's evolved in fraternity is most members are one and done – they're there sophomore year and they move out junior year. So this is for upper classmen; we're trying to entice them to stay in the house. The second floor will be sophomore hall; it's primarily residences. We've got common bathrooms, a club area, and an outdoor balcony. A larger view. I'll be happy to talk more if anybody wants any particulars. The west wing, which is the senior wing. And then the second floor. So that's a brief overview of what we're building, and I'm available to answer any questions you might have.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I will say, being the father of a Delt who lived in the house before it burned, I'm glad to see you're finally getting a new house because the old house was embarrassing, compared to all of the new houses that have been built.

Mr. Crowl – Well, thanks, David. Maybe we can get a big contribution from you for this.

Mr. Boeck – We'll talk about that later.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-20 to City Council. Steven McDaniel seconded the motion.

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

YEAS	Dave Boeck, Erin Williford, Erica Bird, Mark Daniels, Steven McDaniel, Tom Knotts, Lark Zink
NAYES	None
MEMBERS ABSENT	Sandy Bahan, Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-20 to City Council, passed by a vote of 7-0.

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