

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**FEBRUARY 11, 2016**

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 11<sup>th</sup> day of February, 2016. 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 Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Sandy Bahan  
Roberta Pailes  
Erin Williford  
Andy Sherrer  
Dave Boeck  
Tom Knotts

MEMBERS ABSENT

Chris Lewis  
Dawn Jourdan

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  
Shawn O'Leary, Director, Public Works  
Scott Sturtz, City Engineer  
David Riesland, Traffic Engineer  
Todd McLellan, Development Engineer  
Mark Daniels, Utilities Engineer

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Item No. 5a, being:

**R-1516-79 – LIFE COVENANT CHURCH REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO INSTITUTIONAL DESIGNATION FOR APPROXIMATELY 9.82 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF IMHOFF ROAD APPROXIMATELY 900 FEET EAST OF CLASSEN BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Preliminary Site Plan

Item No. 5b, being:

**PP-1516-16 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIFE COVEANT CHURCH, INC. (WALLACE ENGINEERING) FOR LIFE.CHURCH NORMAN ADDITION FOR 18.55 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF IMHOFF ROAD AND ONE-QUARTER MILE EAST OF CLASSEN BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

**PRESENTATION BY STAFF:**

1. Janay Greenlee – Life Covenant Church is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Industrial to Institutional Designation. This is the subject tract where they're requesting the land use from Industrial to Institutional. This is the proposed to Institutional for the church. Also, consideration of a preliminary plat for Life.Church Norman Addition. The preliminary plat is the entire ownership – this entire tract – currently zoned A-2. The zoning will remain A-2 because a church is allowed by right in A-2. The church is requesting the land use amendment going to Institutional because currently it is Industrial. The land use has been Industrial since 2020 in 1997 and remained in the 2025, adopted in 2004. It has never developed into any type of industrial use. The existing land use is completely vacant right now. Abutting commercial and industrial and A-2 as well. There is a single family home in the northeast corner. This is an aerial showing the site – Imhoff Road, South Classen, and then the Highway 9 interchange. This is the preliminary site plan. The church is only requesting the land use amendment for 9.2 acres, which is this section here at the south end for the church. The rest will remain Industrial land use. The whole tract will continue to be zoned A-2. That is not changed and there have not been any proposals for any other changes in the near future. This is the preliminary plat; one lot, one block. The existing detention is right here.

This is South Classen going to the Highway 9 heading east interchange. This is the site at the corner going onto Highway 9 right back here. You can see Hitachi back here in this corner. It's all commercial zoned here along Classen, but they're all used car repair shops and automotive and plumbing store just on the west side of this proposed site. This is immediately west of the site. This is the site itself – completely undeveloped right now. Like I said, it has never been developed as any type of industrial use. As you know, it's come before you for some multi-family that never went through, so now this is coming forward. This is the site looking to the south. This is the single family home that's currently there. This is looking to the west just on the west side of Hitachi, so the entire site here. And again this is just to the west of the site looking back. Across the street to the north are the Cottage Apartments. The entrance into the church that they're proposing is going to align with this off of Imhoff, so their drive approach will align with the drive approaches that are currently there for the Cottages. This is looking east on Imhoff. This is on Imhoff on the south side of the street – commercial properties, and then the hotel.

Across the street, more multi-family on Classen and Imhoff. This is the intersection at Classen and Imhoff. And to the south again. And to the north.

Recently there have been several land use and zoning changes in this area. We have the Walmart Supercenter at Cedar Lane and 77. As you know, Classen Crossings is down here under construction. The redevelopment of the Sooner Mobile Home Park with a Neighborhood Walmart and Aspen Heights. There's been a lot of development and changes from more agricultural/institutional to residential. Planning Department has assessed this and has looked at the proposed changes as far as the requirements for a land use plan change: if the suggested proposal will be contrary to the public interests or an adverse land or traffic impact, and it is not. We do support and recommend approval of Resolution R-1516-79 and the preliminary plat 1516-16. I'd be happy to answer any questions.

**PRESENTATION BY THE APPLICANT:**

Carolyn Back, Wallace Engineering, representing the applicant, was present and available to answer questions but did not make a presentation.

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend adoption of Resolution No. R-1516-79 and PP-1516-16, the Preliminary Plat for LIFE.CHURCH NORMAN ADDITION, to the City Council. Roberta Pailles seconded the motion.*

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

YEAS

Sandy Bahan, Roberta Pailles, Erin Williford, Andy Sherrer,  
Dave Boeck, Tom Knotts

NAYES

None

MEMBERS ABSENT

Chris Lewis, Dawn Jourdan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-79 and PP-1516-16 to the City Council, passed by a vote of 6-0.

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