

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**FEBRUARY 13, 2020**

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 13<sup>th</sup> day of February, 2020. 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 Lark Zink called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Matthew Peacock  
Erin Williford  
Nouman Jan  
Tom Knotts  
Lark Zink  
Erica Bird  
Sandy Bahan  
Steven McDaniel

MEMBERS ABSENT

Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

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

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Item No. 6, being:

**O-1920-36 – BETHESDA, INC. REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 2.27 ACRES GENERALLY LOCATED AT 1201 AND 1203 WEST BOYD STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A and B
4. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1920-36.

**PRESENTATION BY THE APPLICANT:**

1. Gunner Joyce, representing the applicant – Just to cover briefly, we have a lot of supporters tonight, so that's kind of the audience that you've been seeing. They are in blue and blue ribbons, but if you're here, would you raise your hand just to show the support. Very exciting time for this organization. So just to cover real quick, this is the location map. This shows the current 2025 designation – the blue you see on my left-hand side – yours, too, probably – is Institutional; no change is requested to that, so still sticking with the Institutional Designation. The current zoning, like Lora just said, is R-1 with a Special Use for a Church, and we are requesting a SPUD. This is the aerial of the property. Just to the west, you've got KinderCare – a little difficult to read – that's kind of a children's daycare. Go a little farther west, you have a couple churches – Westwind Church and then Calvary Chapel. This is the site plan. It shows right here the existing building. There's an existing patio that will be used. This is the existing signage location. And here is the new enclosed playground area. This is an ideal site for Bethesda. It offers a lot of peace and quiet and tranquility. The enclosed playground offers a safe space for interaction and keeping it confined and peaceful. Again, here it is laid over the aerial, as you can see. A little bit about Bethesda: a non-profit United Way agency, beloved in the community. Bethesda works with child victims of sexual abuse. Bethesda is actually one of the only, if not the only, organization like this dedicated in the State of Oklahoma. They are a non-profit, no-charge to their clients. This map you can see is kind of their coverage; this is their treatment program in the dark blue and then their educational programs as well basically go statewide, so a vast expansion of coverage and they bring them all here to Norman. A quick summary of the request. Allowable uses, just like have already been said, O-1. We've taken out potential marijuana uses. Limited future office uses as well, to ensure that this never becomes a big commercial building – big office building. The impervious coverage – there is no change; it's still the 65% that is your regular R-1 ordinance. And then the tree preservation, like we talked about, is the applicant commits to not remove any of the mature trees, to the best of their ability, and if that does have to happen they will replant two for every one they remove of 4" caliper trees – so really focusing here on keeping that tranquil feel – that natural feel with the trees. Staff supported, recommended approval. Some quick quotes, they found that this location is ideal for Bethesda's needs and Bethesda and ourselves agree with that assessment: this is really exactly what they're looking for and a lot of excitement in the room tonight – very excited for this opportunity. So thank you, and I'll take any questions.

**AUDIENCE PARTICIPATION:**

None

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

*Erica Bird moved to recommend adoption of Ordinance No. O-1920-36 to City Council. Tom Knotts seconded the motion.*

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-36 to City Council, passed by a vote of 8-0.

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