

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 8, 2018

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 8th day of March, 2018. 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 Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Nouman Jan
Neil Robinson
Erin Williford (arrived at 6:32)
Lark Zink (arrived at 6:31)
Dave Boeck
Tom Knotts
Andy Sherrer

MEMBERS ABSENT

Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Roné Tromble, Recording Secretary
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator
Elisabeth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 9a, being:

R-1718-95 – GRACE LIVING CENTER-NORMAN REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION, WHILE RETAINING THE FLOODPLAIN DESIGNATION, FOR PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

and

Item No. 9b, being:

O-1718-40 – GRACE LIVING CENTER-NORMAN REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, RM-2, LOW DENSITY APARTMENT DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A and B

and

Item No. 9c, being:

O-1718-41 – GRACE LIVING CENTER-NORMAN REQUESTS CLOSURE AND VACATION OF CERTAIN EXISTING PUBLIC UTILITY EASEMENTS WITHIN THE PROPERTY GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF MAIN STREET AND 48TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Close Public Easements
4. Letters of Non-Objection from Utilities

and

Item No. 9d, being:

PP-1718-10 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GRACE LIVING CENTER-NORMAN (SMC CONSULTING ENGINEERS, P.C.) FOR GRACE LIVING CENTER, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED SOUTH AND EAST OF THE INTERSECTION OF MAIN STREET AND 48TH AVENUE S.W.

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. Jane Hudson reviewed the staff reports, copies of which are filed with the minutes. Staff supports this request and recommends approval of Resolution No. R-1718-95, Ordinance No. O-1718-40, Ordinance No. O-1718-41, and PP-1718-10.
2. Mr. Knotts – The additional 64 beds, those are for recovery beds, not permanent residents?

3. Ms. Hudson – Correct. It's my understanding they are recovery beds for those doctors that will be coming in there and making office visits and checking on the patients for recovery.
4. Mr. Knotts – So close to the floodplain ...
5. Ms. Hudson – No issues that I'm aware of.
6. Mr. Knotts – They're out of the floodplain?
7. Ms. Hudson – Yes.
8. Mr. Knotts – Things are always changing, and I was just wondering what the Delta difference from ...
9. Muhammed Khan, SMC Consulting Engineers – Four feet.
10. Mr. Robinson – Jane, can we go back to one of your photographs earlier – the one with the drainage way on it? I'm kind of curious how deep is that thing?
11. Mr. Danner – If I'm not mistaken, part of that was developed with a City project, specially where they did the improvements to Main Street. So, again, that was part of a City project. Earlier with the original building, they had a lesser channel – it wasn't as deep as it is now.
12. Mr. Robinson – Are there any plans to improve this thing to enclose it?
13. Mr. Danner – Close this? No.
14. Mr. Robinson – So that's a City channel, basically.
15. Mr. Danner – That is within a drainage easement that the City would have some responsibilities of, yes.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 N. Broadway, Oklahoma City, representing the applicant – The applicant is here, as well as the architect and engineer. As the staff report points out, this use is consistent with what's going on out there. In fact, it kind of fills in this little area that's been open and it's consistent with the current uses. I will note that Mr. Greiner, when the City improved Main Street out there and this drainage, he donated that drainage easement to the City so they could improve that. The new construction will not be in the floodplain; it's to the south. We believe this is certainly appropriate and would ask the Planning Commission to recommend approval of all four items.
2. Mr. Sherrer – On the exterior materials part of the PUD, you specify that it shall be primarily of brick and stone that's compatible with the existing facility, which sounds great and wonderful. What is the plan there? I mean, is it going to be the exact same level of brick and masonry? Just helps to understand kind of the appearance. The renderings are helpful; thank you.
3. Kenyon Morgan, 8700 Oakmont Drive, Oklahoma City, the architect – We're going to dress up that north side there that's right on Main Street, so it will have a little bit more stone added to the brick. It will have some gables that are to add two hips on the rest of the facility. But it will be in the same context. It's not going to be an architectural statement.

4. Don Greiner, 4350 Will Rogers Parkway, Oklahoma City, the owner – We're debating whether the brick will match or not.

5. Mr. Boeck – Just as long as it doesn't compete.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Andy Sherrer moved to recommend adoption of Resolution No. R-1718-95, Ordinance No. O-1718-40, Ordinance No. O-1718-41, and PP-1718-10, the Preliminary Plat for GRACE LIVING CENTER, A Planned Unit Development, to City Council. Nouman Jan seconded the motion.

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

YEAS	Sandy Bahan, Nouman Jan, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1718-95, Ordinance No. O-1718-40, Ordinance No. O-1718-41, and PP-1718-10 to City Council, passed by a vote of 8-0.

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