

**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
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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. 6a, being:

R-2021-58 – DENISE (FINCH) CLEAR, JEFFREY A. CLEAR, AND THE KAYE M LINZE REVOCABLE TRUST REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 0.22 ACRES OF PROPERTY GENERALLY LOCATED AT 319 AND 321 EAST DAWES STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 6b, being:

O-2021-19 – DENISE (FINCH) CLEAR, JEFFREY A. CLEAR, AND THE KAYE M LINZE REVOCABLE TRUST REQUEST REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 0.28 ACRES OF PROPERTY GENERALLY LOCATED AT 319, 321, AND 323 EAST DAWES STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative
4. Preliminary Site Plan
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Boeck – I just needed a little more clarification about that cul-de-sac and how that's all working into the improvements there on Porter. I also see a little two-lane road coming off of that. You showed the cul-de-sac, but then there's a little two-lane road coming from Don's Mobil Lock. Is that fire access, or is that truck access?
Ms. Hoggatt – They're going to use this. It will kind of be parking for their vehicles and their vans. It's pretty much just access to their building.
Mr. Boeck – So that's not public right-of-way; that is a private driveway?
Ms. Hoggatt – Right.

PRESENTATION BY THE APPLICANT:

1. Gunner Joyce, Rieger Law Group, representing the applicant (video) – On the call with us we've got Sean Rieger, also Tony Bragg, the architect, and Mr. and Mrs. Clear are on the call as well to take any questions you might have for them. I'm going to share my screen real quick and give you a quick presentation.

Just like Lora said, here is the subject tract. It's three separate lots – 319 is this lot right here, the middle lot is 321, and the farthest east is 323 Dawes Street. Again, here's a quick aerial picture. This is the existing Don's Mobil Lock Shop building. It's kind of one of the main reasons we're here tonight, is Don's Mobil Lock Shop is seeking a way to expand the building and then also find a site plan that's going to function well with the new improvements to the Porter and Acres intersection. Some of the legalities here – the existing 2025 Plan, just like we talked about earlier, shows the two western lots – 319 and 321 – as Low Density Residential. But, as you can see here, this dark red line that comes through is the Porter Corridor Zoning Overlay District boundary. You can see it both on the zoning map over here and the 2025 map. That's the commercial limit line, so really what's anticipated is everything to the west of that line becomes commercial uses, and so that's what we're requesting here is bring the 2025 into compliance with that plan, requesting Commercial for all three lots. And then the zoning we're requesting a SPUD for these three lots, but really it's commercial uses, and then just allowance for kind of some of the nuances that we'll talk about as we go through this.

Mr. Boeck – You said everything west of that line. You're meaning everything east of that line. Right?

Mr. Joyce – Absolutely. I apologize. Everything to the east. Right.

Mr. Joyce – Here is just a quick picture of the intersection plans. So currently, today, access to Don's is both off of Daws Street in the back and there's parking in the Acres right-of-way. You can kind of see some of these right here. These parking spaces existing today are in the Acres right-of-way. The front door is off of Daws Street, and there's some parking spaces that come in right here on Daws. Because of the overall changes to the site, the proposal here is to have main access off of Acres – a new driveway that's going to be constructed by the City as part of the improvement projects, and then to push traffic out of the parking lot back onto the new cul-de-sac. Real quick, I think Tony might be able to give more guidance on this, but it's my understanding this two-lane road – this little access cutoff – it's technically City right-of-way – it's City property, because this is the property line that's owned by the applicants here. It very likely may be used by Don's Lock Shop because it goes right to the site, but this is off of their property and it is City property. As you can see here, to take you through the request, this is the proposed addition to the existing Don's Lock Shop building. In order to make up for some of the parking that is currently in the right-of-way that's going to go away; they're going to propose a new off-street parking lot to function and to supply parking for the site, and then the farthest west lot is going to remain residential for right now. It's in the SPUD that it can be redeveloped into commercial uses as contemplated by the Porter Corridor Zoning Overlay District. But when that redevelopment takes place, the two main buffer requirements of the Porter Corridor Overlay District – a masonry wall and a landscape buffer – will come into place. The applicants, at the time when this residence is either removed or transferred into a commercial use, the buffer requirements will take place. Currently, as soon as the parking lot is put in, the plan is to put in a 6' stockade wood fence, because the feel right here is still going to be residential, with two residential houses right next to each other. But when that becomes commercial, as contemplated by the overlay district, they'll put in that masonry wall in compliance with the overlay.

Here's a quick summary, just to break it down even further. The reason for this request, kind of the catalyst, is that Acres and Porter overall project, how it changes access and parking on the site, but also it's to accomplish a new site plan that shows allowance for the expansion of Daws which, just to inform you all if you're not already aware – Don's Mobil Lock Shop is a family-owned Norman business. It's been operating since 1972, so coming up on 50 years in Norman. New parking lot here, like we talked about, to serve Don's and also the commercial uses on the site. The SPUD will allow for commercial uses throughout the property. Another reason for the SPUD here, instead of just a straight commercial – is the ability to retain residential, because currently they rent that out – there's a tenant in place right now. The plan is to keep that residential, but in the future allowance for commercial. That is really compliant with the intent of the Porter Corridor Zoning Overlay District. Here's just some quick quotes from the staff report on this. This is the overlay district – comes straight out of the Zoning Ordinance. As you can see here, I put a star on the three lots here. It's right in the heart of it – right in the middle. This line is the commercial boundary, so east of the line here is planned to be commercial uses; west is to protect the residential character of these neighborhoods. As you can see, staff agrees with this request that it meets the intent, that the overlay district encourages this type of development. This is an infill project. Future growth of the existing business. Because of the overlay district and the surrounding uses, there's not any adverse land use effects anticipated here. Then, finally, as you can see, the development of each of these three lots is already allowed as commercial uses pursuant to that overlay district. That is the plan in a nutshell. I'll stop sharing screen and turn it back over for questions.

2. Mr. Daniels – In the SPUD narrative it talks about that existing residence to remain, but it appears to say you could build a new residence there, also, under this narrative. Is that okay

with everybody else? Could it be a 3-story townhome, apartment for students? That's just a question.

Mr. Joyce – Happy to address that. First off, height is restricted to two stories on these two lots, and then this one is already zoned C-2 commercial; there is no maximum height for C-2, so we've retained that ability to go no maximum height for this lot. These two maximum structure of 2-story. But also we did put in some language about being able to improve or repair that residential structure, but I don't think there's anything in here that would allow a complete renovation for like an apartment or anything other than a single-family residential use.

Mr. Daniels – Where I'm reading, it says a new residential structure of a similar footprint. So that just had me concerned.

Mr. Joyce – Real quick, just to give you a little more assurance – the Exhibit B to that SPUD has the allowable uses for the site, and it states in there that the allowable use is a single-family residential home that could be remodeled, renovated, or repaired.

Mr. Daniels – Okay. That's fine then.

Mr. Rieger – One other thing, let me add in, Commissioner. It says similar footprint. You also have to anticipate sometimes if a tornado or fire wipes it out and insurance proceeds are having you rebuild the structure, that would be contemplated in that kind of a situation.

Mr. Daniels – As long as it's single-family, I'm fine with it.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Resolution No. R-2021-58 and Ordinance No. O-2021-19 to City Council. Erin Williford 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 Resolution No. R-2021-58 and Ordinance No. O-2021-19 to City Council, passed by a vote of 7-0.

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