

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

AUGUST 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 11th day of August, 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.

Chairman 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
Chris Lewis
Andy Sherrer
Dave Boeck
Tom Knotts
Neil Robinson

MEMBERS ABSENT

Lark Zink

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
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
David Riesland, Traffic Engineer
Terry Floyd, Development Coordinator

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Item No. 3a, being:

R-1617-4 – MIKE JOLLEY INVESTMENTS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 2.09 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

and

Item No. 3b, being:

O-1617-2 – MIKE JOLLEY INVESTMENTS, L.L.C. REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR APPROXIMATELY 2.09 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Site Plan
4. Rendering

and

Item No. 3c, being:

PP-1617-1 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MIKE JOLLEY INVESTMENTS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR JOLLEY ADDITION (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION) FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 36TH AVENUE N.W. AND CASCADE BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Request for Alley Waiver
7. Pre-Development Summary
8. Greenbelt Commission Comments
9. Excerpt of July 14, 2016 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Janay Greenlee – Mike Jolley Investments, L.L.C. is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Institutional to Commercial Designation at the corner of 36th Avenue N.W. and Cascade Boulevard. This is the subject tract. This is approximately 2.09 acres going from Institutional to Commercial.

As well, a rezoning from RM-2, Low Density Apartment District, to C-1, Local Commercial District, and consideration of a preliminary plat for JOLLEY ADDITION. The subject tract. This is the site for the zoning only, the 2.09 acres. The preliminary plat does include this entire ownership – a replat. The existing zoning is medium density residential. The existing land use -- currently this land is vacant, never has been developed. This is an aerial of the site. Of course, up here you've got the Windsor Apartments, the church to the west, Cascade Addition to the south and to the west, and the Healthplex to the east. It's a view of site. Across the street medical uses. The Windsor Apartments. Commercial on the corner of Tecumseh and 36th Avenue. A view of the church that's west of the site. This is looking to the west on Cascade. And this is looking to the south. Of course, this is right at the corner. And to the east. This is just a rendering of the proposed approximately 10,000 square feet, two one-story retail centers that will host any uses

that are allowed uses in C-1, Local Commercial. And, just a note, the signage on each one of the buildings is not part of this application. They will have to come forward for separate sign permits as the lease spaces are available. So what you see here is not approved and this is just a rendering of the building itself.

This is the preliminary plat. This will be the C-1 lot here – 2.09 – and then this will be the rest that will still be under the church's ownership. The site development plan. There's an existing drive on 36th; this will be closed and they'll have one access on 36th and one access onto Cascade.

Staff does support and recommend approval of Resolution No. R-1617-4 as well as Ordinance No. O-1617-2, and preliminary plat 1617-1. The applicant's representative is here.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive – This has turned into a really very non-controversial item as far as we are aware. We did postpone last month, as we wanted to work through a particular issue as to access, and I think we've come to a very successful solution on that, and I'll show you that issue in just a moment. I thank Janay for her summary. I'll just carry through a few other things here.

You see the site right there, and as you look across to the northeast here you see the retail center right here. That filled up quickly and there really is no other retail center next to that, besides the McDonalds and CVS that are on the corner there. The Norman Healthplex – I just should make you aware, they have some lease restrictions that are pretty difficult to overcome for retail and such – part of the reason why you haven't seen that much retail and commercial go onto that site, because everything across the street has to be approved by Norman Regional Hospital. We know that at the time that this apartment complex right here was zoned that the neighborhood asked for that to stay commercial, and we're glad that we can bring some more commercial into the area that, perhaps, can support these neighborhoods and the residents of this area. So that's what this site does. The site is currently zoned RM-2, and RM-2 allows for apartment buildings, duplexes, things of that nature. The feedback we've been hearing from the neighbors, and I think some of them are here tonight, is that they would rather have the commercial and the retail than apartment buildings and duplexes on this site. So that's really the proposal.

I'll take you through a few other images. You can see, again, the site right here. Right now this site is unplatted generally on the end, and it really is two parcels. Right now it's a church parcel here and then this raw parcel out here. We're reconfiguring it into two different parcels, and I'll show you that in just a minute. In context, you see the site plan as it will relate to the apartments to the north and the church to the west. It will have one entry right here and then one down here, and I'll show you a closer view of that right here. So you see the different entries are right here on 36th, right through the middle of the site, and then there's one on Cascade. The reason we postponed last month is there was a discussion as to whether there should just be one curb cut down on Cascade. Should we have the existing church one and this other one, or just one. We went through pretty significant discussions with the church, with staff, with everybody involved, and I think everybody is on board now that we should leave it just like this. So this is how we've left it. Staff supports this arrangement. The church likes this arrangement. And that's how we're going forward at this point. This allows for traffic to come in behind the center and shoot straight out, instead of do some sort of a weird U-turn and S-turn to get around that point. And it keeps the point away from this entry and from the residential entry, so we like this arrangement quite a bit.

It is two different buildings on the site. You see about 10,000 square feet each building, both single story. You saw the imagery just a moment ago how it's planned, and I think it will look very nice.

Preliminary plat – this is what I was talking about and you see the dashed line right here, so it is two lots: one that kind of wraps around up here, and then just the church. So what this will change is that now it will be still just two lots, but the eastern lot will be the retail center right here – commercial, office, everything under C-1 – and then the Baptist church will be right here

with its expansion possibility to the north. So they will still have significant room to expand on the existing site, and we will do away with RM-2 zoning, which would have allowed duplexes and apartment buildings.

There is the site plan. Stormwater – we're not in any floodplain here. We're not in any WQPZ zone. But this is a solution that we're starting to see more of. Mr. McCaleb is here to talk about it if you wish. But it is underground storage of stormwater right there. We're seeing that quite a lot now in developments like this that are putting it subgrade instead of having ponds on top of the surface.

One final issue I do want to make you aware of. When we were in front of Greenbelt Commission, they asked us if we would deal with one sort of unique issue, and you see this sidewalk coming down Cascade. It ended right at that curb cut for whatever reason – it didn't carry on. Our project will have a sidewalk, of course, to the end of our project, but there's about 25 feet there that will not have a sidewalk. The Greenbelt Commission noticed that. They said would you be willing to put in that one extension of sidewalk. We said we would. So we'll take care of that to make sure that connects across that location.

With that, we have approval from the Greenbelt Commission. We have staff recommendation for approval. We have no protests filed. And we're happy to bring it before you tonight. We would be happy to answer any questions you have, and we ask for your approval.

2. Ms. Williford – On Tuesday and Thursdays the Baptist church has a lot of traffic that parks in the street. I have some concerns with having that entrance. As you've seen, I'm sure, they line up and down. Can they use that parking lot on those days? What will you do for that? Mornings, and it seems like they're going until 2:00 or 3:00 some days now.

3. Mr. Rieger – I think as long as there's availability and it's open, I don't think it would be a problem.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend approval of Resolution No. R-1617-4, Ordinance No. O-1617-2, and PP-1617-1, the Preliminary Plat for JOLLEY ADDITION (including a Replat of OLIVET BAPTIST MISSION), to the City Council. Dave Boeck 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, Chris Lewis, Andy Sherrer, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Lark Zink

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1617-4, Ordinance No. O-1617-2, and PP-1617-1 to the City Council, passed by a vote of 8-0.

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