

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 9, 2013

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 9th day of May 2013. 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 Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Robert Pailes
Andy Sherrer
Cindy Gordon
Dave Boeck
Sandy Bahan
Tom Knotts
Chris Lewis

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator

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Item No. 9, being:

ORDINANCE NO. O-1213-44 – 2601 VENTURE, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO I-2, HEAVY INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 2601 VENTURE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Sec. 427.1 – I-2, Heavy Industrial District excerpt from Zoning Ordinance
4. Summary of Purpose for Rezoning
5. Aerial Photo
6. Photo of Building

PRESENTATION BY STAFF:

1. Jane Hudson – The application is requesting rezoning from I-1, Light Industrial, to I-2, Heavy Industrial District. The current zoning is I-1 in the general vicinity. There is some C-2 north of that area and there is a PUD to the west. Current land use exists of the industrial uses around that area, office designation to the west, some commercial to the north as well as an office construction in progress right now, with a church on the east side of the highway. Under I-1 zoning, the facility is not allowed to have specific uses, such as recreational. They had an opportunity for a tenant to come in, which was not allowed under the current zoning. They are requesting I-2 zoning, which will allow them to have the recreational use and some other uses in the facility. They plan to add some additional parking should they lease to a tenant that would require additional parking spaces. Staff is in support of this request. The applicant is present if there are questions for him.

PRESENTATION BY THE APPLICANT:

1. Aaron Parks, the applicant – I will answer any questions that you have. Our purpose in requesting the rezoning to I-2 is certainly not to bring in heavy industry to that area; it is simply to expand. The building has a lot of what I would call utility value because of the location on North Flood, because it has good visibility out toward Flood. What we're finding is a lot of potential tenants in that space want the visibility and the accessibility. They need space. The inside of the building consists essentially of shell bays that are 50' wide by 120' deep, with 20' free-span ceilings; there's no posts, there's no walls. What we're finding is that people who would typically fall into the commercial classification, but they need an open space and they're having a hard time finding a building in Norman that would suit their needs. That's what we're trying to accomplish.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McCarty – We've had a lot of discussion about Industrial uses. This is going from I-1 to I-2. Does staff feel that is an appropriate change?

Ms. Connors – We're maintaining the industrial nature of the property. We have a couple of zoning districts in our zoning ordinance that are restricted to only a certain list of uses, and I-1 is one of those. Even though some of the uses that have come in would be, in other cities, allowed in I-1, here in Norman we have this restricted list so it has been difficult for us to suggest to the owner what else to do. One of the options is to rezone it so that there would be a wider array of uses that could be in the building. I-2 allows pretty much anything.

*Andy Sherrer moved to recommend adoption Ordinance No. O-1213-44 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	Curtis McCarty, Jim Gasaway, Roberta Pailles, Andy Sherrer, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts, Chris Lewis
NAYES	None

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-44 to City Council passed by a vote of 9-0.

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