

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 12, 2015

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 12th day of November, 2015. 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 Sandy Bahan called the meeting to order at 6:30 p.m. She welcomed Dawn Jourdan to the Planning Commission.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailles
Erin Williford
Tom Knotts
Sandy Bahan
Dawn Jourdan
Dave Boeck
Chris Lewis
Cindy Gordon

MEMBERS ABSENT

None

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
David Riesland, Traffic Engineer
Terry Floyd, Development Coordinator

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Item No. 7a, being:

O-1516-17 – GOLDEN TWINS, L.L.C. REQUESTS AMENDMENT OF THE PUD ESTABLISHED IN ORDINANCE NO. O-1314-56 TO AMEND THE SITE PLAN AND PUD NARRATIVE FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Excerpt of October 8, 2015 Planning Commission Minutes

and

Item No. 7b, being:

O-1516-19 – GOLDEN TWINS, L.L.C. REQUESTS VACATION AND CLOSURE OF THE 25' PLATTED BUILDING LINE ALONG TRIAD VILLAGE DRIVE FOR PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement
4. Excerpt of Minutes of October 8, 2015 Planning Commission

Dave Boeck asked to be recused for these items.

Andy Sherrer moved to allow Mr. Boeck's recusal on these items. Tom Knotts seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailles, Erin Williford, Tom Knotts, Sandy Bahan, Dawn Jourdan, Chris Lewis, Cindy Gordon
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion to allow Mr. Boeck's recusal on this item passed by a vote of 8-0.

PRESENTATION BY STAFF:

1. Jane Hudson – Several of you saw this application in June of 2014 when we brought this forward for a rezoning to place this tract under the PUD zoning. They were planning for a senior housing development. You recommended approval for a zoning change to allow this to go to a Planned Unit Development. Council subsequently approved that in August of 2014. What you're seeing tonight is an amendment to the site plan, as well as the PUD, and they're also requesting vacation and closure of the platted 25' build line. The site was actually designed for a 5' build line, but we did not realize that when it came through. The existing zoning is already in place, so we will not be changing the PUD itself. And, of course, the existing land use is still the same. You have the high density residential to the east, south, and you have the commercial to the west, with the mini-storage facility to the north. I'll just run through a couple of these pictures for you. This is the site itself, with the mini-storage in the distance. This is Triad looking north. This is the senior housing that's across the street. Apartments. Additional apartments to the south. That is Thunderbird Clubhouse in the distance. This is the final plat showing the 25' build line. In your agenda, you actually saw the site plan showing where they are proposing the new location of the buildings at the 5' setback. They have requested to vacate that 25' setback. They have added a sign package to this application, so that will be an amendment in the PUD because pulling these buildings up to 5', obviously, the signage requirement is to have it at 25' so that's not going to work for them, either. Staff does support this request and we do recommend

approval of Ordinance No. O-1516-19 and Ordinance No. O-1516-17. I'd be happy to answer any questions you might have. The applicant's representative is here with a brief presentation for you, as well.

2. Ms. Pailles – It mentions that the internal sidewalks are 4' wide and this is an aging in place facility. A walker is 2' wide. How are two walkers supposed to pass on the sidewalk? One of them is going to end up in ditch.

Ms. Hudson – I think I'll let his representative answer that question.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I'm not sure that we have an answer for you. I would defer to our aging in place specialist, Dave Boeck, who just left the room and we don't want to call back. But he designed this, so I think it will be fine. We've created many places for patios and interaction. I don't have an answer for you.

2. Ms. Pailles – It just doesn't add up, and especially if somebody is in a wheelchair. You can't get two people past each other on a 4' sidewalk.

Mr. Rieger – I will share that with Commissioner Boeck.

Ms. Pailles – And especially if a wheelchair is being pushed by an older spouse. You really can't just pull off on the side.

Mr. Rieger – I know Commissioner Boeck, your colleague – this is his speciality. This project has really been a passion of his. He has designed it from the outset. He's been a stalwart to keep a community building presence in it and he's worked very hard on a lot of aspects of this project. So I will ask him about that. I don't know the answer off-hand to your question, though.

3. Ms. Pailles – You mentioned there's going to be the standard polycart. That's really difficult for older people to drag those about.

Mr. Rieger – We talked quite a bit about that. I think there will be some form of a person or an agreement on site of one person will be responsible for that. The applicant, and again, Dave Boeck, we've talked about it. I think you're right and there will be some help needed for that. But we're committed to doing that. Probably designate one person on site to be responsible for helping that, and probably somewhat of a manager position that takes care of things like that.

4. Ms. Pailles – I know the curve was a bit of a problem. Streets have to be a certain distance from the curve to allow for a good sight distance. There's the curve to the south there, but there's also a curve to the north, where it bends around heading toward the storage units. It doesn't show on there, but up north of it there's another curve.

Mr. Rieger – Off site you're talking about?

Ms. Pailles – Yes. So when you pull out of that street to the north, you're very close to that curve. I might be overly fond of the ruler function of Google Earth, but it looks like it's only about 160', rather than the 280' sight distance that is said to be appropriate. It looks very close.

Mr. Rieger – I will tell you the reason we're back here tonight is the curve and the setback. We worked extensively with Mr. Lombardo and traffic and David in the back – Angelo is not here tonight – but we worked extensively with them to come up with a design that would work for this site. All along there were curb cuts planned, I believe, at these locations. What we're changing is the front setback so we can see across our site.

Ms. Pailles – I see where the difference is and that works with the southern curve. It looked like the northern curve was a little closer than your 280'.

Mr. Rieger – We have full blessing from staff after looking at this extensively. And it was really the focus of our coming back. Because what happened, and Ms. Hudson described it to you, but we got into building permitting actually and they saw the plat and staff was just not comfortable with letting us have a building permit as being over that 25' setback shown on the plat, so we agreed to come back and correct that. The site plan was changed quite a bit to do

that. What we used to have was buildings, if you look on the screen here, much closer to the street and the modifications were to pull this. And then also one way. So this is a one-way entry coming in this way and out. Quite a lot of modifications to deal with all of the sight line issues.

Ms. Pailes – I use this street quite a bit because it connects Homeland to Subway, and that curve is kind of a deal. It looked a little close and I just wanted someone to tell me, yes, that street had been measured and was probably 280' from the northern curve.

Mr. Rieger – It was the big focus of this whole project. We have spent a significant amount of time with Mr. Lombardo and Mr. Danner is here tonight. We spent a lot of time with Public Works in general on this.

Ms. Pailes – And the speed limit is 25?

Mr. Rieger – I believe that's right. The posted speed limit. Yes.

Ms. Gordon – Roberta, it does say in here that the buildings have been set back far enough to match the 280' in both directions. It specifically says it in here.

Ms. Pailes – Yes. When I measured it, I didn't come out with that, but that's possibly me.

5. Mr. Rieger – I really would just answer questions. You're really being asked to simply approve a modified site plan and the vacation of the 25' setback. That's essentially it. Otherwise, it's basically the same. There's no change in density or use or anything else as was proposed previously as it was in front of you. So I'm happy to answer any other questions. We ask for your approval tonight.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – I do have a question for staff. Does the City of Norman have a standard for the width of a sidewalk, and certainly as much influx of federal monies as we have, I would think that that standard would already meet the Americans with Disabilities Act? Does anyone know?

Mr. Danner – We have standards for the public right-of-way, but I don't know of a standard on private property.

Ms. Pailes – The sidewalk along Triad Village is wide enough. The internal sidewalks are not.

Mr. Lewis – Right. I understand that. But a sidewalk – we don't just decide is it going to be 1' wide, 2' wide, 3' wide. Usually there's a standard for almost everything.

Mr. Danner – Most common on interior is 4'.

Chris Lewis moved to recommend adoption of Ordinance No. O-1516-17 and Ordinance No. O-1516-19 to the City Council. Erin Williford seconded the motion.

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

YEAS	Andy Sherrer, Roberta Pailes, Erin Williford, Tom Knotts, Sandy Bahan, Dawn Jourdan, Chris Lewis, Cindy Gordon
NAYES	None
RECUSED	Dave Boeck

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-17 and Ordinance No. O-1516-19 to City Council, passed by a vote of 8-0.

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