

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 10, 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 10th day of December, 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.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Andy Sherrer
Roberta Pailes
Erin Williford
Tom Knotts
Sandy Bahan
Dawn Jourdan
Chris Lewis

MEMBERS ABSENT

Dave Boeck
Cindy Gordon

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. 6a, being:

R-1516-55 – WILDWOOD COMMUNITY CHURCH REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OPEN SPACE DESIGNATION TO INSTITUTIONAL DESIGNATION FOR APPROXIMATELY 2.57 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 24TH AVENUE N.E. NORTH OF 1501 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Site Parking Plan

Item No. 6b, being:

SFP-1516-2 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY WILDWOOD COMMUNITY CHURCH (LEMKE LAND SURVEYING, INC.) FOR WILDWOOD NORTH PARKING II ADDITION FOR APPROXIMATELY 1.44 ACRES OF PROPERTY GENERALLY LOCATED ONE-THIRD MILE NORTH OF EAST ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Parking Plan
5. Pre-Development Summary
6. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Janay Greenlee – Wildwood Community Church is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Open Space to Institutional, and also consideration of a short form plat for Wildwood North Parking Lot II Addition at 1501 24th Avenue N.E. This is the existing land use for both tracts. Currently there is a parking lot here. This is where the proposed new parking would be. As you see, it is Open Space; requesting Institutional, which is the same land use designation as the church currently has. This is the short form plat location; it is just for the northern expanded parking lot. The existing zoning is A-2. In A-2, a church is an allowed use. The R-1 is the church itself, with a special use for a church. This is just an aerial. This is the existing parking lot to the north of the church. This is where the new parking lot expansion will be. There will continue to be the one egress only and ingress for the new expansion. They will modify the in and out for a right lane and left lane and an ingress also, with basic traffic control modifications. This is the site plan for the expansion. It will be connected to the existing parking lot. As you can see, the modifications for the traffic. This is the site of the church. This is the connection to the north parking lot that's here right now from the church. This is looking south on 24th. This is the parking lot that will be expanded. This is looking east – all ag land to the east. And to the north; this is where the expansion will occur. And back to the south – the connecting parking lot. And again to the east; it's all open space – agricultural land. And across the street – Hall Park. And looking north on 24th. Basically, this is an update to bring the land use current to Institutional from Open Space. As you know, Hall Park was initially its own neighborhood – its own township. It was annexed October 1, 2003 by the City of Norman and a basically comprehensive zoning was applied. Land use was not applied at that time. When the initial parking lot went in to the north of the church, land use was not applied at that time because the 2025 had not been adopted. Now that they're coming in for an expansion, they're requesting to go ahead and clean up the Land Use Plan and designate it the same as the church as Institutional – from Open Space to Institutional. The short form plat is only for the northern piece – the 1.44 acres. Staff recommends the land use designation be in conformance with the type of use, which is the church – not open space. And so we recommend approval of Resolution No. R-1516-55 and Short Form Plat SFP-1516-2. I'd be happy to answer any questions.

2. Ms. Jourdan – I was just curious about the drainage on the site. Will it all channel into the place where you showed us the bridge?

Ms. Greenlee – Exactly.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Tom Knotts moved to approve SFP-1516-2, the Short Form Plat for WILDWOOD NORTH PARKING II ADDITION, and direct the filing thereof with the Cleveland County Clerk subject to City Council's approval of the amendment to the NORMAN 2025 Land Use and Transportation Plan, and recommend adoption of Resolution No. R-1516-55 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

NAYES

None

MEMBERS ABSENT

Dave Boeck, Cindy Gordon

Ms. Tromble announced that the motion, to approve SFP-1516-2 and direct its filing with the Cleveland County Clerk, and to recommend adoption of Resolution No. R-1516-55 to the City Council, passed by a vote of 7-0.

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