

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JUNE 13, 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 13<sup>th</sup> day of June 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.

Vice Chairman Tom Knotts called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Curtis McCarty  
Cindy Gordon  
Dave Boeck  
Sandy Bahan  
Tom Knotts

MEMBERS ABSENT

Jim Gasaway  
Robertta Pailes  
Andy Sherrer  
Chris Lewis

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  
Jeff Bryant, City Attorney  
Leah Messner, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Terry Floyd, Development Coordinator  
David Riesland, Traffic Engineer

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Item No. 13, being:

**RESOLUTION NO. R-1213-139 – PARK 7 GROUP REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-14) FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12<sup>TH</sup> AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

and

**ORDINANCE NO. O-1213-56 – PARK 7 GROUP REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12<sup>TH</sup> AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative & Exhibits

and

**PP-1213-19 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PARK 7 GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR PARK 7 GROUP ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12<sup>TH</sup> AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Oil Well Site Plan
7. Request for Variance for Construction of a Cul-de-sac
8. Exhibit A

**PRESENTATION BY STAFF:**

1. Jane Hudson – The application is for Park 7 Development. They're requesting a Land Use and Transportation Plan amendment from Low-Density Residential to Medium-Density Residential Designation. Here's the existing land use and transportation plan designation for the area currently. We've got industrial to the west. Under construction right now, a medium density residential apartment complex with some additional office to the north. Then we've got the low density residential area to the south. Across the railroad tracks, more industrial uses with some commercial as well. If approved, it would grow the medium density residential into this tract. The rezoning is from A-2 to Planned Unit Development for multi-family use. Again, the current zoning is a low-density residential; it's currently A-2 – it's agricultural, actually, with industrial to the west and the Planned Unit Development for multi-family to the north, and again the industrial on the east side and the commercial. Existing land use – we've got some single-family homes that will be south of this development, which are on Cedar Lane Road, and some more single family homes that are going in on the south side of Cedar Lane, and the multi-family on the north side. This is a photo of the site looking from 12<sup>th</sup> to the east. This is Astellas on the west side, heavily buffered with trees. This is on the west side looking north slightly; you can see the access to Highway 9 at the stop light. This is another shot of the site. There are some oil tankers and oil well on that site. Some of that stuff will have to be buffered and some of it may even be relocated – I'm not sure at this point. That's the site looking to the east. Again, there's the south – you can

see the single-family homes in the distance. This is another shot just to show you a photo of the multi-family that is being built on the north side. Staff received no protests for this. We feel like it's an appropriate location for another multi-family use since there's one to the north. Staff supports the recommendation for Resolution No. R-1213-139 and Ordinance No. O-1213-56. The applicant's representative is here with a presentation and will be available for questions as well.

2. Mr. Boeck – What kind of street improvements are they doing? Usually with a development you have to widen lanes or put in curb and gutter. Ms. Hudson – I can't speak to that. I'm not sure if they are deferring it.

**PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I tend to be a little superstitious, so when you rattled off the 13s, I hadn't thought about that, but hopefully it will not affect us tonight. I will answer your question, Commissioner Boeck, with Tom McCaleb here after I get through showing you about the project. It is an important question because of the project happening on 12<sup>th</sup> and Cedar Lane. Let me take you through what the project is. Park 7 Group. This is, as Jane showed you, she showed you the location. Just to reiterate, what we're basically doing is mimicking the 2025 immediately to the north of us; we're simply doing the same thing that's immediately to the north of us and extending it just a little bit south. And the same thing here, zoning would be doing the same thing that's immediately to the north of us and extending it south. There's the filed preliminary plat. It is one lot. It has the option to be a gated community. One lot developments like these are actually good for the City because it's the developer that maintains everything within them. You're not maintaining the streets and the roads and the drives; it's the developer that maintains all of that going forward. That's the filed preliminary site plan. I have a better view of that here as we go through it. That's a view just of the area with this put on top of the aerial, and that's the Campus Crest development to the north of it. This is the site plan for this project, and to talk you through it a little bit, it's about a 33 acre site. 12<sup>th</sup> Avenue right over here on the left. The entry is, more or less, in the middle of the development. You see detention basins on each side of the entry and, basically, arranged along the spine. You see the spine going right through the site. The main feature piece at the entry point is a clubhouse – really quite a striking clubhouse. I'll show you that in just a moment. That's where most of the activity will happen for the residents as they come together in this space and enjoy each other's company. The residential dwelling units then are arrayed around that large spine. It's important to note that they are orienting all their buildings so the views happening east and west, so in anticipation of future development to the south these buildings do not look south into the area; rather they look east and west as they're oriented along the south space here. Significant green space left, and they have green spaces in between each of the buildings again for the residences. It equates to about 52 percent of open space across this development. It has a wide variety of units within the development. They've planned to do it in two phases, probably about 77 percent of the units will be built initially and left with about 23 percent to build later. Again, a wide variety of uses, all the way from studio spaces to five-bedroom townhomes, and everything in between. This complex has many different options to offer for the students that come. It is focused on students. It is student housing. Of course, legally we do not just say that we can only rent to students, but that is the primary focus of the project, and that's who it will be oriented towards, just like Campus Crest, which is right here. Campus Crest orients toward students as well. The location – you see all of the student housing – much of it in this area – continuing to be that case. The distance is really very close – about two miles if you head up that way to the Lloyd Noble CART loop, and about 2.7 miles to the stadium, and that's actual travel distance, not as the crows fly.

Developer profile, just a quick viewpoint on this. This developer is a large, national developer. Since 1998 they've done over 7,500 units in 13 states. They are here tonight all the way from Manhattan, New York. They had trouble getting here today; thankfully they made it through their weather on the east side of the country and they got here just a short time ago.

But they are a build and hold philosophy. The own, manage, develop and construct their units across the country.

This is the clubhouse as you would see it from 12<sup>th</sup> Avenue – really quite a striking feature – a modern piece. That would be the entry building off of 12<sup>th</sup> Avenue. This is the back side of it – a resort style pool. You see the seating at the pool, fountains around the pool. Within this clubhouse – this is when you think back to college and you think I didn't quite live like this, but this is how they're doing it nowadays and you see a 24/7 access fitness center, resort style pool and spa, yoga studio, computer lab, cyber café, computer room and study center, stand-up tanning beds, game room, poker tables – not house money; we do not sponsor wagering here, but they will have that – movie theater, golf simulator. You name it, they will have it on this site. This is really quite an impressive development that will be there for the students. Site amenities, again, in this main area around the clubhouse and the resort style pool – basketball court, sand volleyball court, extensive bike racks. We anticipate significant biking from this area, particularly with the 12<sup>th</sup> Avenue and Cedar Lane bike lanes that are going to be put into the area, and biking up to the OU campus. But shuttle service is provided. This developer provides shuttle service to the campus for their residents, so that's not necessarily a need, but we think it could be something they do quite a bit of. There's a typical elevation of one of the units. You see different articulations and colors and materials. Unit amenities – I'm going to kind of breeze through these, but really fairly high-end things – hardwood style floors, stainless steel appliances. This is clearly marketing to the high end of students and with all the amenities I think they'll probably get them on this site. Get you a quick view. Again many different schemes within the site. This is just one of many different arrangements they offer. This is the 3-bedroom flat. Each bedroom – fairly large bedrooms. You see the size of that bed. Large walk-in closets. Each bedroom having its own restroom – bathroom. Fairly significant improvements.

This one comes to you as clean as they get. There is no protests, broad support, staff support, Parks Board unanimous approval. Pre-Development two neighbors showed up; both were in support. There are no protests. Greenbelt Commission was positive; they liked the open space within this and the arrangement of it. And, with that, the developer is here. The engineer is here, and the traffic person is here as well. I will ask Tom to come up and answer the question about the road construction. There has been quite a bit of discussion with him and staff on that point.

2. Tom McCaleb, engineer for the applicant – This project does have those requirements, Mr. Boeck. The previous project – the one north, Campus Crest – when we did that one, that was in the interim time. The City was contemplating having a real project there, so the staff asked us to defer those paving costs, which Campus Crest did. So they've given the check to the City. The staff is again asking us to defer these costs the same way we did Campus Crest. If you read the staff report, and I'm sure you have, the City has asked us to do a TIA. We did one – Traffic Impact Analysis – to review traffic. In that, we determined that a left turn lane will be added, and we're going to defer that cost, add it to the City costs to that project. In addition, there's an interim situation that we want to take care of now. Interim means right now, after we build the thing, and before the City starts their project. We're not sure how those days will come, but we anticipate that we may be in operation prior to that City project happening. So we have an interim situation that we're going to accommodate and the developer will take care of the interim situation by restriping 12<sup>th</sup> to Highway No. 9, doing a lane there – striping a lane on No. 9 access, and fixing the red light so it will accommodate both those lanes. So that is expended from this developer. Hope that answers your question.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to recommend adoption of Resolution No. R-1213-139, Ordinance No. O-1213-56, and PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development, with a variance in the requirement for the construction of a cul-de-sac terminating 13<sup>th</sup> Place, to City Council. Curtis McCarty seconded the motion.*

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

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-139, Ordinance No. O-1213-56, and PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development, with a variance in the requirement for the construction of a cul-de-sac terminating 13<sup>th</sup> Place, to City Council, passed by a vote of 5-0.

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RECESS  
7:37 to 7:46 p.m.

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