

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JUNE 11, 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 11<sup>th</sup> day of June, 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.

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

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Roberta Pailes  
Erin Williford  
Tom Knotts  
Jim Gasaway  
Dave Boeck  
Chris Lewis  
Cindy Gordon

MEMBERS ABSENT

Andy Sherrer  
Sandy Bahan

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  
Kathryn Walker, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Terry Floyd, Development Coordinator  
David Riesland, Traffic Engineer  
Todd McLellan, Development Engineer

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Item No. 8a, being:

**R-1415-101 – CARROLL FAMILY, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED NORTH OF TECUMSEH ROAD ON THE EAST SIDE OF 36<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Map showing proposed changes
4. Excerpt of May 14, 2015 Planning Commission Minutes

Item No. 8b, being:

**O-1415-39 – CARROLL FAMILY, L.L.C. REQUESTS AMENDMENT TO THE PUD, PLANNED UNIT DEVELOPMENT, APPROVED IN O-9900-2, AS AMENDED BY O-0506-58, FOR PROPERTY GENERALLY LOCATED NORTH OF TECUMSEH ROAD ON THE EAST SIDE OF 36<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Third Revised Development Plan with Exhibits A-D

Item No. 8c, being:

**PP-1415-22 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FAMILY, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF TECUMSEH ROAD AND 36<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Request for Waiver of Alley Requirements
7. Pre-Development Summary
8. Greenbelt Commission Comments
9. Excerpt of Minutes of May 14, 2015 Planning Commission

**PRESENTATION BY STAFF:**

1. Jane Hudson – This application is for the northeast corner of Tecumseh Road and 36<sup>th</sup> Avenue N.W. There is an existing PUD in place on this site, and they are simply requesting to amend the PUD, as well as amend some of the approved land uses on that site. The existing land use to the north we have Institutional; we have Commercial and Institutional as well as Office to the east of this development; we have Institutional and Commercial to the south; Commercial and Single Family to the west. This is how the existing land use designations are set right now and, as I stated in my staff report, the only area that actually will be changing is this area on the east side of the office designation as well as this office designation here, which will eventually be on the south side of Carroll Street, that will be the connection from 36<sup>th</sup> over to Journey Parkway. If approved, this is how the changes will look. As I stated, this will go to commercial from office, as well as this will go to commercial from office. This is another slide showing you those changes. For the PUD amendment, the existing zoning is the Planned Unit Development for this site. To the east, across Journey Parkway, is the Planned Unit Development, which is also part of Carroll Addition; that site has been developed out. We have A-2 to the north; an additional PUD, which is the hospital, to the south; C-1 and R-1 to the west. This is the preliminary site development plan for this area. Over here, where the cul-de-sac will be, is the portion that is changing from office to commercial designation, as well as this north piece on this

lot will go from the office to commercial. Another issue that they had on this site was they had some zonings or some uses split on a couple of these lots and the same thing down here. This is from 36<sup>th</sup> Avenue looking north; there's the fire station. This is looking back east; that's the church and the office buildings. Back to 36<sup>th</sup> – there's a bank at the corner and then the hospital in the distance. The apartments at the southwest corner of 36<sup>th</sup> and Tecumseh. And there's a doctor's office across 36<sup>th</sup> to the west. Then that's the single-family development. This is from Journey Parkway looking back to the west. This is the preliminary plat that has been submitted for this development. Staff received no protests for this amendment and does recommend approval of Resolution No. R-1415-101, Ordinance No. O-1415-39, as well as the preliminary plat PP-1415-22. Staff is available for any questions you might have. The applicant and his representative are here if you have any questions as well.

**PRESENTATION BY THE APPLICANT:**

1. Tom McCaleb, engineer for the applicant – As Jane said, this is a plat that we're bringing forward because the preliminary has expired. In this process we made a couple of minor modifications. The rezoning – we're changing about 3 acres north of Carroll Boulevard and 3 acres on the south side of Carroll Boulevard and that's the extent of the zoning as opposed to the way it was initially approved several years ago. The road geometry is about the same. We've added two cul-de-sacs. Other than that, the geometry of the road where it accesses from Journey Parkway back to 36<sup>th</sup> Street is about the same. The utilities are very similar. A lot has occurred there, as you well know. Journey Parkway was built and it serves all this platted area. It serves Journey Church. It serves the Cadillac place and it serves the Toyota place up there. All that has occurred. With the evolution of real estate, they decided to make the lots a little bit more amenable for the real estate opportunities that exist today. That's the substance of the change. I'd be glad to respond to any questions.

2. Mr. Gasaway – Tom, I noticed in the traffic report it mentions one of the commercial enterprises will be a supermarket?

Mr. McCaleb – It's possible.

Mr. Gasaway – It also says in the traffic report that everything will generate about 14,000 trips per day. Do you anticipate that being split fairly evenly between Journey Parkway and 36<sup>th</sup>, or how do you see the traffic flow?

Mr. McCaleb – It's hard to answer that question. This is the conceptual site plan of that facility. If this is done, there is the main access right there; there would be no cut-through to the south. This is the area that they've already analyzed.

Mr. Gasaway – Now there's not a light there on 36<sup>th</sup>, correct?

Mr. McCaleb – Correct. One of the other things that came out in this traffic report is that the City may want to entertain adding another lane on Tecumseh Road. That's in the traffic report and the developer understands that if that is the case, he will be responsible for about 23% of that cost.

Mr. Gasaway – So it's primarily probably right going out would be your safest bet.

Mr. McCaleb – That's correct. And, as you know, 36<sup>th</sup> Avenue is in the design right now for the City project. So whatever our improvements are for 36<sup>th</sup> will be deferred.

**AUDIENCE PARTICIPATION:**

None

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

1. Ms. Gordon – Isn't there a Walmart in the general vicinity of that area?

Ms. Connors – There's a Neighborhood Walmart at 36<sup>th</sup> and Rock Creek. It's a mile south of this.

Ms. Gordon – I'm just curious as to the need for another supermarket a mile away.

*Chris Lewis moved to recommend adoption of Resolution No. R-1415-101, Ordinance No. O-1415-39, and PP-1415-22, the Preliminary Plat for CARROLL FARM ADDITION, A Planned Unit Development, 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	Roberta Pailles, Erin Williford, Tom Knotts, Jim Gasaway, Dave Boeck, Chris Lewis
NAYES	Cindy Gordon
MEMBERS ABSENT	Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1415-101, Ordinance No. O-1415-39, and PP-1415-22 to the City Council, passed by a vote of 6-1.

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