

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**OCTOBER 9, 2014**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Complex, 201 West Gray Street, on the 9<sup>th</sup> day of October 2014. 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 Dave Boeck 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 Pailles  
Curtis McCarty  
Sandy Bahan  
Dave Boeck  
Jim Gasaway  
Tom Knotts  
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  
Leah Messner, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Ken Danner, Subdivision Development  
Manager  
Drew Norlin, Asst. Development Coordinator  
David Riesland, Traffic Engineer

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Item No. 7, being: **WP OKLAHOMA NURSING, L.L.C.**

**7A. O-1415-9 – WP OKLAHOMA NURSING, L.L.C. REQUESTS REZONING FROM R-2, TWO-FAMILY DWELLING DISTRICT WITH PERMISSIVE USE FOR A CONVALESCENT OR NURSING HOME, TO RM-6, MEDIUM DENSITY APARTMENT DISTRICT WITH SPECIAL USE FOR A CONVALESCENT OR NURSING HOME, FOR APPROXIMATELY 4.559 ACRES OF PROPERTY LOCATED AT 501 EAST ROBINSON STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Site Plan

**7B. PP-1415-4 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WP OKLAHOMA NURSING, L.L.C. (CDS COMMERCIAL) FOR WP OKLAHOMA NURSING ADDITION FOR PROPERTY LOCATED AT 501 EAST ROBINSON STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

**PRESENTATION BY STAFF:**

1. Jane Hudson – This application is requesting to rezone from R-2. The permissive use that they had for this site has expired; the facility has been closed for two years or more so they need to come back. Currently the R-2 zoning district does not allow special use for convalescent or nursing home, so they have to rezone to RM-6 with special use for the convalescent or nursing home. As you stated, the preliminary plat as well. The existing zoning in the area: to the north and east is R-1, which consists of the County Fairgrounds. There is also some CO to the east, with C-1 and C-2 to the south, with additional C-2 to the west. The existing land use in the area consists of office uses, the County Fairgrounds to the north and east, some doctors' offices to the south, and commercial to the southwest. The commercial to the west consists of a mini-storage facility. It is a large site with two buildings. Currently the applicants are just trying to get this zoning correct, plat the property, and then do interior renovations to bring the facility up to code for State requirements to get approval from the State. Staff feels that, since this is the same use that has been in place for many years, we do not have an objection. We support this request and recommend approval of Ordinance No. O-1415-9 and the preliminary plat, PP-1415-4. I'd be happy to answer any questions you might have. The applicant's representative is here with a presentation and to answer any questions you have as well.

**PRESENTATION BY THE APPLICANT:**

1. Todd D'Amico, 3550 W. Robinson Street, representing the applicant – As Jane said, we plan to keep the use of the property the same and, through the platting process we've identified a few items. One is the street right-of-way that will be dedicated to the City. The other is a request by staff for a ten foot sanitary sewer easement along the south property line. And as Jane said, the zoning – she explained that earlier. These are the housekeeping zoning items, and Sean is here also this evening. But you can see on the presentation we talked about the differences in the zoning. There's some information here about the use of the property, the same number of beds and also bringing the property in compliance as far as platting and zoning. This is an area existing on the property to the west where there is a fence and some trees that need to be cleaned up – over time, since the property has been vacant, they need to be addressed. The applicant is aware and is going to repair and replace that along that side. It needs to be brought up as the property gets approved. This is just another view here of the front

of the property, in case you're not familiar with that, along with a copy of our preliminary plat there on the other side. Any questions.

2. Mr. Boeck – How does it work in terms of a Certificate of Need?

Mr. D'Amico – It would have to be approved and have that certificate to operate, I'd assume.

3. Ms. Pailes – I meant to catch up with you earlier and wasn't able to. You realize you're right next to the demonstration garden at the County Extension Agent. I had a relative in this facility years ago. If you work with the County, they'll probably give you a gate to get in there. They have facilities for wheelchair gardening and, I know when our relative was there, somewhere to go and something to do would have been a really good thing. So I just suggest you work with the County Extension people because you've really got something that can be of value to you there.

Mr. D'Amico – Thank you. I know our client is excited about bringing the property back current and making it useful in the community.

**AUDIENCE PARTICIPATION:**

None

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

*Jim Gasaway moved to recommend adoption of Ordinance No. O-1415-9 and PP-1415-4, the Preliminary Plat for WP OKLAHOMA NURSING ADDITION, to City Council. Chris Lewis seconded the motion.*

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

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

Ms. Tromble announced that the motion to recommend adoption of Ordinance No. O-1415-9 and PP-1415-4 to City Council, passed by a vote of 9-0.

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