

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 13, 2012

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 13th day of December 2012. 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 Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Dave Boeck
Tom Knotts
Curtis McCarty
Cindy Gordon
Jim Gasaway
Sandy Bahan
Chris Lewis
Andy Sherrer

MEMBERS ABSENT

Roberta Pailes

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
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
Scott Sturtz, City Engineer

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Chairman Sherrer recognized Sandy Bahan, new member of the Planning Commission, and recognized Diana Hartley for her service on the Commission from November 2009 through December 2012.

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Item No. 12, being:

CONSIDERATION OF A REQUEST SUBMITTED BY NORMAN DOP VII, L.L.C.

12A. RESOLUTION NO. R-1213-75 – NORMAN DOP VII, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-6) FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF PORTER AVENUE AND WOODCREST DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

12B. ORDINANCE NO. O-1213-24 – NORMAN DOP VII, L.L.C. REQUESTS REZONING FROM RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF PORTER AVENUE AND WOODCREST DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

Ms. Hudson reported the application is for an amendment to the NORMAN 2025 Plan from the High Density Residential Designation to Commercial Designation. There is currently commercial designation to the south and single-family to the north. They have also requested rezoning from RM-6, Medium Density, to C-1, Local Commercial District, to accommodate the proposal for the Dollar General facility. The existing zoning shows RM-6, commercial to the south, and single-family to the north. There is multi-family to the east of this site. There is a buffer along the north side of this property which abuts the single-family on the other side. On the other side of Porter Avenue is single-family and a daycare facility. The site plan shows access off of Woodcrest Drive. Staff supports both requests. The applicant's representative is present for any questions.

PRESENTATION BY THE APPLICANT:

David Box, 2215 Hidden Lake Drive, representing the applicant – We have an application to not only change the Comp Plan but rezone as well. The tract is 1.16 acres and it's a unique tract and will allow us to buffer not only to the north but to the east. There is a tree line and a water way and there will be a retaining wall built to make sure that the tree line to the north is preserved. There was a Pre-Development meeting and I believe around 12 neighbors showed up. One issue that they had was the buffering, and my client explained the retaining wall and the fact that buffer will remain. The other issue the neighbors had was light spillover, and they assured them that, with the hours of operation the commercial light spill won't be a problem. It will be a much less intense use than what is immediately south. We feel that this is a nice transition from the more intense use to the south as you get into the residential portion of this area. I'd be happy to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I'd like to make a comment. A unit like this that provides shopping for people locally – any time you can get some commercial in an area so people don't have to get in their car and drive someplace – I like that. I think this is something that would make that neighborhood more user friendly, more walkable. I like it.

2. Mr. McCarty – That creek and waterway – I'm curious about the drainage. There was some flooding in this area a few years ago that actually got into some homes that this stream feeds into. So I'm curious about what the drainage plan would be for the site.

3. Mr. Danner – This property will require detention and it's located on the eastern boundary of this property before it goes into that creek or channel.

Chris Lewis moved to recommend approval of Resolution No. R-1213-75 and Ordinance No. O-1213-24 to City Council. Dave Boeck seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1213-75 and Ordinance No. O-1213-24, passed by a vote of 8-0.

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