

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 10, 2019

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 October, 2019. 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.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Nouman Jan
Chris Lewis
Sandy Bahan
Tom Knotts
Dave Boeck
Lark Zink (arrived at 6:31)

MEMBERS ABSENT

Steven McDaniel

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Anais Starr, Planner II
Janay Greenlee, Planner II
David Riesland, Traffic Engineer
Beth Muckala, Asst. City Attorney
Bryce Holland, Multimedia Specialist

* * *

Item No. 7, being:

O-1920-13 – 223 McCULLOUGH, L.L.C. REQUESTS REZONING FROM CENTER CITY FORM-BASED CODE, NEIGHBORHOOD MIDDLE FRONTAGE TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 7,280 SQUARE FEET OF PROPERTY LOCATED AT 223 McCULLOUGH STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A & B
4. Drainage Report
5. Protest Map & Letter
6. Excerpt of September 12, 2019 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Anais Starr reviewed the staff report, copies of which are filed with the minutes. The proposed ordinance comes to the Planning Commission for a recommendation to the City Council. Staff recommends approval of Ordinance No. O-1920-13. There is one protest, amounting to 3.4% of the notification area.

2. Mr. Knotts – I have a little problem with the floorplan. This appears to be an apartment building, as opposed to a duplex which, to me, means that a family lives in one side and a family lives in the other. This variance of six – I just have a problem with it. I don't know exactly how to phrase a question on it.

Ms. Starr – The Center City Form-Based Code, when it was revised, does allow them to request additional bedrooms if they provide parking, which they have done. They are required to have 12 parking spaces, one for each bedroom, which is required under the code and they are getting those all on this lot. So they have met the intent of the Center City Form-Based Code for Neighborhood Middle Frontage.

3. Mr. Boeck – Tandem parking spots, in my mind, don't meet anything. Tandem parking spots are just a mess. Who is fixing up the alley? That alley is a mess.

Ms. Starr – I don't believe that there's any plans for that alley to be improved. That is the City's responsibility right at the moment.

Mr. Boeck – Because at one time the City was saying that the developers needed to fix those alleys up.

Ms. Starr – There has been quite a bit of discussion back and forth about that, but this applicant doesn't have any plans to fix the alley. The City has discussed – there is a TIF district; there may be in the future some means to improve the alleys, but right now there's not any concrete plans for that.

Mr. Boeck – These are being required to be sprinkled, right?

Ms. Starr – Yes, they are.

PRESENTATION BY THE APPLICANT:

The applicant's representatives were available to answer questions, but did not make a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – I have a question in regards to the third floor and fire suppression or fire escape. I know jumping out of a second floor window in case of an emergency is something that's easily accomplished, but jumping out of a third floor? I'm just wondering if the applicant has put in place to have some type of fire ladder in each one of those rooms. Certainly we

don't require it under code, but as a good citizen of Norman, I would hope that would be the case.

Byron Morris, representing the applicant – My understanding is, yes, they are going to have rope ladders from the third floor.

Chris Lewis moved to recommend adoption of Ordinance No. O-1920-13 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

NAYES

MEMBERS ABSENT

Erin Williford, Nouman Jan, Chris Lewis

Sandy Bahan, Tom Knotts, Dave Boeck, Lark Zink

Steven McDaniel

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-13 to City Council, failed by a vote of 3-4.

* * *