

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 12, 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 12th day of December, 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.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Matthew Peacock
Erin Williford
Erica Bird
Sandy Bahan
Tom Knotts
Dave Boeck
Lark Zink
Steven McDaniel

MEMBERS ABSENT

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A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Lora Hoggatt, Planner II
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
Jason Spencer, Capital Projects Engineer
David Riesland, Traffic Engineer
James Briggs, Parks Planner
Beth Muckala, Asst. City Attorney
Bryce Holland, Multimedia Specialist

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Chair Bahan welcomed Erica Bird to her first meeting as a member of the Planning Commission.

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Item No. 3a, being:

O-1920-28 – CITY OF NORMAN REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PL, PARK LAND, FOR 147.47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 36TH AVENUE N.W. AND FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Development Plans
4. Pre-Development Summary

and

Item No. 3b, being:

PP-1920-9 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN (WALLACE ENGINEERING) FOR RUBY GRANT PARK FOR 147.47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 36TH AVENUE N.W. AND FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plans
6. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes. Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-28. Staff recommends approval of the preliminary plat for Ruby Grant Park.

PRESENTATION BY THE APPLICANT:

1. James Briggs, Parks Planner, was available to answer questions.

2. Mr. Knotts – Is there a timeline for development?

Mr. Briggs – We have actually broken ground out there. We're doing concurrent construction out here as we go through this process. We actually have had our first OAC meeting today; Crossen Construction is our builder out there, the same ones that built The Gathering Place over in Tulsa. They are construction manager at risk, and we are trying to get power to a job trailer out there as we speak, but we're starting to move dirt around and work on some trails. We're starting from the north end and working southeast and southwest. So we are underway.

Mr. Knotts – So, if I understand correctly, you've broken ground before we've passed this?

Mr. Briggs – Yes, we're operating under concurrent construction rules, which I don't know all of them, but Ken can get clarification from other staff.

Mr. Knotts – Okay. So let's assume that's legal. You didn't give a timeline. You can break ground and never finish. You understand that.

Mr. Briggs – Phase 1 of the funded Ruby Grant project is anticipated to occur throughout 2020. Substantial completion, barring bad weather, is scheduled for around October of 2020.

Mr. Knotts – Is that what we saw on the plat?

Mr. Briggs – The parts that Janay showed – there's only really three areas being developed and built, so those pieces: the dog park and this area off Interstate Drive, the memorial and parking area off Franklin, and then the playground and pavilion, restroom and parking off of 36th.

Mr. Knotts – So that's Phase 1?

Mr. Briggs – Yeah, and the trails that will connect all those things. There's a trail system that goes throughout.

Mr. Knotts – Gravel trails?

Mr. Briggs – Mostly, yes. Compacted granite. There's some concrete trails, like at the accessible parts over by the playground and to get to the developed areas, but mostly gravel trails throughout that.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1920-28 and PP-1920-9, the Preliminary Plat for RUBY GRANT PARK, 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	Matthew Peacock, Erin Williford, Erica Bird, Sandy Bahan, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	None

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-28 and PP-1920-9, the Preliminary Plat for RUBY GRANT PARK, to City Council, passed by a vote of 8-0.

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