

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JANUARY 14, 2016

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 14th day of January, 2016. 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

Andy Sherrer
Roberta Pailes
Tom Knotts
Sandy Bahan
Dawn Jourdan
Dave Boeck
Chris Lewis

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Wayne Stenis, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Terry Floyd, Development Coordinator

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Item No. 5a, being:

O-1516-21 – CHICKASAW NATION INDUSTRIES, INC. REQUESTS AMENDMENT OF THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-0607-35 FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE TERMINUS OF JOHN SAXON BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-C

Item No. 5b, being:

PP-1516-13 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CHICKASAW NATION INDUSTRIES, INC. (LEMKE LAND SURVEYING, L.L.C.) FOR CORPORATE ADDITION 1 FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE TERMINUS OF JOHN SAXON BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments
8. Excerpt of December 10, 2015 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson – As you stated, you have two applications before you for this site: the PUD amendment, as well as the preliminary plat. The existing zoning in the area for this subject tract is Planned Unit Development to the north, east, and south, as well as I-1 to the west. This subject tract will continue with a Planned Unit Development designation; they have just authored their own narrative for their site. The preliminary plat location does include this entire subject tract but, again, the only area that we will be doing a final plat on will be this small portion.

This is the old Albon facility, which is actually off of Technology Place, which is to the west of this site. This is the street access that will, as noted in your staff report, continue on east and run north of this future development. This is looking back to the west. This is the subject tract itself, and that's Albon in the distance. This is the current CNL office park, which will be north of this proposal. This is looking back to the east, which NEDC still owns this tract of land. This is looking back north on John Saxon Boulevard.

This is the preliminary plat. Again, you can see Lot 1 will be for the approximately 3 acre tract for this development. This is the preliminary site plan for Corporate Addition 1; originally, it was Corporate Addition. The site plan is over to the right; it's blown up a little bit. You can see the building and then the parking to the east. This will be approximately a 25,000 square foot building for office, light industrial type uses – the uses will be the same that were allowed previously on this site.

Staff does support this request and recommends approval of Ordinance No. O-1516-21 and Preliminary Plat PP-1516-13. I'd be happy to answer any questions you might have. The applicant's representative is here with a presentation for you as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I really have nothing different to show you than what Ms. Hudson showed you, so I will keep it very brief. I do want to stress a couple points. This really is before you because we had an expired preliminary plat and so we needed to bring back a preliminary plat for that particular little red piece right there. The second reason being that the PUD had this as basically a parking lot and so we had a site plan change that we needed. But the uses are basically what was proposed before: light industrial,

office, just as in keeping with the immediate area. So, with that, we would respectfully request your approval and would entertain any questions you have. Thank you very much.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1516-21 and PP-1516-13, the Preliminary Plat for CORPORATE ADDITION 1, 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	Andy Sherrer, Roberta Pailes, Tom Knotts, Sandy Bahan, Dawn Jourdan, Dave Boeck, Chris Lewis
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-21 and PP-1516-13 to the City Council, passed by a vote of 7-0.

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