

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 13, 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 13th day of November 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

Robertta Pailles
Curtis McCarty
Sandy Bahan
Dave Boeck
Jim Gasaway
Tom Knotts

MEMBERS ABSENT

Andy Sherrer
Chris Lewis
Cindy Gordon

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
Kathryn Walker, Asst. City Attorney
Larry Knapp, GIS Analyst II
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
David Riesland, Traffic Engineer
Todd McLellan, Development Engineer
Terry Floyd, Development Coordinator

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Item No. 9, being: **SUNNY PROPERTIES, L.L.C.**

9A. R-1415-48 – SUNNY PROPERTIES, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR A SMALL SECTION AT THE SOUTHEAST CORNER OF THE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF TRIAD VILLAGE DRIVE AND SOUTH OF THE END OF ANDOVER DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

9B. O-1415-21 – SUNNY PROPERTIES, L.L.C. REQUESTS REZONING FROM C-2, GENERAL COMMERCIAL DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR PROPERTY FRONTING ON THE EAST SIDE OF TRIAD VILLAGE DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

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

9C. PP-1415-10 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SUNNY PROPERTIES, L.L.C. (CEDAR CREEK) FOR MIDDLE EARTH ADDITION, FORMERLY KNOWN AT WYNDHAM PLACE AT ANATOLE ADDITION, GENERALLY LOCATED ON THE EAST SIDE OF TRIAD VILLAGE DRIVE APPROXIMATELY 580 FEET SOUTH OF ALAMEDA STREET.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Janay Greenlee – As you stated, Sunny Properties, L.L.C. is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from High Density Residential to Commercial Designation on the east side of Triad Village Drive and south of the end of Andover Drive. This is the existing NORMAN 2025. This is the subject tract that we're talking about that is currently the High Density Residential and requesting the Commercial Designation. Also requesting a rezoning from C-2, General Commercial, to C-1, Local Commercial, and consideration for a preliminary plat for MIDDLE EARTH ADDITION. This is the complete tract. Part of the tract is currently C-2; we want to bring all the zoning for that parcel to C-1. Basically, we're cleaning up the zoning. This is the existing land use. This is one of not too many vacant tracts right now. This is one just south of here, went through for a PUD for a senior care facility/independent living center. This is basically the last remaining vacant tract within this vicinity. This is the subject tract that we're asking to go to C-1. Also the preliminary plat consideration, platting the entire piece of property; they're going to divide this parcel into two lots. Lot 1 will be for the daycare facility and Lot 2 will be a future office park, currently proposed for two office buildings. This is the conceptual site development plan for the development – the daycare facility on Lot 1 and then two office buildings on Lot 2 proposed in the future. Currently no plans for that. This is the site itself looking back to the east; we have multi-family, commercial property, a senior care facility just to the east of that. This is looking to the west from the rear of the property. Looking to the north on Triad Village – and office warehouse uses. To the south – some multi-family lofts and senior care facility that will be directly behind that. To the west there is a mini-storage facility and they're currently expanding. That gives you an idea of the surrounding land uses.

Staff looked at development in the vicinity and believes that it will not be contrary to the public interest and that there will not be any negative impacts with traffic. Middle Earth right now homes in the shopping facility where the pawn shop and Harbor Freight store are. They are

really excited about this; they're a 501c(3) that has been raising funds for about the last 10 years to build this facility. It is within the general vicinity. The uses around there – multi-family, commercial, and offices – are compatible with this development. Also traffic is not going to be an impact; there will be two entrances off Triad Village for the daycare facility, and the future office will have one entrance off Triad and the other off of the shared common private driveway. Staff recommends approval of Ordinance No. O-1415-21, Resolution No. R-1415-48, and the preliminary plat PP-1415-10. I'd be happy to answer any questions. The applicant's representative is here if you have any questions. He does not have a presentation this evening.

2. Mr. Knotts – Do we have any idea when construction for this would start? Are funds in place?

Ms. Greenlee – Yes. I spoke with the representative. He's hoping that the daycare facility will be complete by August, 2015.

PRESENTATION BY THE APPLICANT:

Andrew Seamans, representing the applicant, was present but did not make a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to recommend adoption of Resolution No. R-1415-48, Ordinance No. O-1415-21 and PP-1415-10, the Preliminary Plat for MIDDLE EARTH ADDITION, formerly known as WYNDHAM PLACE at ANATOLE ADDITION, to City Council. Tom Knotts seconded the motion.

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

YEAS

Roberta Pailles, Curtis McCarty, Sandy Bahan, Dave Boeck,
Jim Gasaway, Tom Knotts

NAYES

None

ABSENT

Andy Sherrer, Chris Lewis, Cindy Gordon

Ms. Tromble announced that the motion to recommend adoption of Resolution No. R-1415-48, Ordinance No. O-1415-21 and PP-1415-10 to City Council, passed by a vote of 6-0.

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