

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**FEBRUARY 13, 2020**

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 13<sup>th</sup> day of February, 2020. 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 Lark Zink 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  
Nouman Jan  
Tom Knotts  
Lark Zink  
Erica Bird  
Sandy Bahan  
Steven McDaniel

MEMBERS ABSENT

Dave Boeck

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  
David Riesland, Traffic Engineer  
Beth Muckala, Asst. City Attorney  
Bryce Holland, Multimedia Specialist

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Item No. 8a, being:

**O-1920-38 – FARZANEH DEVELOPMENT, LLLP REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR 10.514 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ¼ MILE EAST OF 24<sup>TH</sup> AVENUE S.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits
4. Pre-Development Summary

and

Item No. 8b, being:

**PP-1920-11 – CONSIDERATION OF A PRELIMINARY PLAT FOR TURTLE CROSSING, A PLANNED UNIT DEVELOPMENT (CRAFTON TULL) FOR 28.359 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ¼ MILE EAST OF 24<sup>TH</sup> AVENUE S.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

**PRESENTATION BY STAFF:**

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1920-38 and the PP-1920-11, the Preliminary Plat for TURTLE CROSSING, A Planned Unit Development.

**PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, representing the applicant – I apologize that I don't have a crowd with me on this one, but I can assure you there's a lot of excitement on this one, too, for the people that have applied. So I'll be quick. This is the item. It is, as shown to you, East Lindsey Street over here – 24<sup>th</sup> Avenue S.E. right here. The site – the entire plat – and this is a good one to show you. The plat, you saw, is a large piece of land, about 28 acres. It is this sort of angular piece that goes all the way down to this point. The zoning piece is just that subject tract. So we're only changing the zoning in that shaded tract; the preliminary plat covers the entire ownership all the way down, and I'll show you that it really doesn't include anything, just it's being platted. This is the aerial of this site right here. There is a WQPZ zone running right down through here that I'll show you. It is notable that just off – you see this piece of land right up here. It looks empty right now, but you just recently last year approved an 80-home subdivision on that piece called Varenna Landing. You may remember it. But it didn't include a zoning change. So, actually, in very short order, you will see development right north of this across that piece of land. Also, I would note that this street right here is duplexes, basically, that are adjacent to it to the west. Again, no change on 2025; 2025 already designates this as Low Density Residential, and that is what we're proposing tonight. But it is very notable that this is a rare one. We're doing a down-zoning. That is not something you usually see. Usually we're here arguing for an up-zoning in intensity; this is a down-zoning. This is already zoned RM-6 across a big part of it on the upper right – you see that. So the red outline is the zoning change request and you see that is brown, RM-6 where you could do a full-blown apartment complex on that if you wanted to as a matter of right right now, and then it is RM-2 in the sort of mustard yellow. So we are down-zoning that piece to a PUD as R-1, Single Family. It's a PUD because we're asking for smaller lots than R-1, which allows

for 6,000 square foot lots; this is taking it down to a little over 4,000 square foot – more of a patio home concept, but single family lots – not a duplex or multi-family concept. This is the site of the 10.5 acres at the top that is being rezoned, and it is basically an entry street off of East Lindsey down to a stub for potential more development, although that will take some work, and then two cul-de-sac streets right off the side here. A total of 43 lots. When you put that over the 10.5 acres that's being rezoned, that is a density of only about 4.1 units per acre, which is really quite low of a density, particularly for a down-zoning from RM-6 and RM-2. So the density is really quite low. Maximum impervious – we're continuing at 65% per lot, same as R-1. Building coverage 50%. Setbacks have changed a little bit from R-1, again, because we're going to a smaller lot concept. So still 5' sideyard setback, but we've skinned down the front and rear setbacks slightly to allow for that smaller lot size. Minimum lot width 40. Five foot sidewalk along East Lindsey Street and then, of course, sidewalks throughout the entire addition. There is a WQPZ on this. You see it basically lined out right here. It is expanded actually out in this location to include the detention basin; that was through the work of the engineering with staff who requested us to go ahead and incorporate it into that WQPZ, but you can see no other improvements of any kind shown in the WQPZ, so that is honored. Site plan – same, really. A typical – this is really just a sketch to show you that a house can fit on it and that's a pretty big house at 2,200 square feet. That is the plat. Now I've shifted on you – north is to the left in this drawing, just so you can see it better, but this is what I told you in that, basically, all of this is really some pretty heavily contoured land with WQPZ running all through it, so none of that is being proposed for improvements right now. We'll see later on if that becomes something. We are stubbing the street out just in case in the future there becomes additional lots, but right now that is not in the realm. That's the context again. You see this is the duplexes right here, Varena Landing is right across the street at the top. This will remain all raw land. Two streets; 43 lots. And as staff told you, these are deep lots because there's a power line running right through that; the home would be in the front and just simply back yard going all the way back. That's the extent of it. Again, a down-zoning. Quite rare that we're doing that, but down-zoning for this property and, as staff noted, the proposed zoning and use is less intense than what it currently allows for as a matter of right. That's it. I'm happy to answer any questions you have, and I thank you very much for your time.

2. Mr. Knotts – Where does this drainage go? Does it move toward Lindsey or away?

Mr. Rieger – South. So away from Lindsey.

Mr. Knotts – And it's picked up at the south?

Mr. Rieger – Yeah. You can see it will go, if you look at this one, Commissioner Knotts, it goes a pretty long way before it ever even leaves this property, and then it goes on down – you see that sort of tree line down into there. Eventually all the way on down to Dave Blue Creek and then eventually on to Lake Thunderbird.

3. Mr. Peacock – Is there any detention planned?

Mr. Rieger – Yes, Commissioner. Detention is right here – right in this edge piece right there. The WQPZ was extended out – if you follow my pointer there – to cover the detention basin, which is right there.

Mr. Peacock – And do you have an approximate square footage on the houses, so far, what's being proposed?

Mr. Rieger – We don't at this point. That will come probably later when we get through the cost of the construction and the development.

Mr. Peacock – Thank you.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Nouman Jan moved to recommend adoption of Ordinance No. O-1920-38 and PP-1920-11, the Preliminary Plat for TURTLE CROSSING, A Planned Unit Development, 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	Matthew Peacock, Erin Williford, Nouman Jan, Tom Knotts, Lark Zink, Erica Bird, Sandy Bahan, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Dave Boeck

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-38 and PP-1920-11 to City Council, passed by a vote of 8-0.

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