

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 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 March 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.

Vice Chair Sandy Bahan called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Jim Gasaway
Roberta Pailes
Tom Knotts
Chris Lewis
Cindy Gordon
Dave Boeck
Sandy Bahan

MEMBERS ABSENT

Andy Sherrer

A quorum was present.

STAFF MEMBERS PRESENT

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

* * *

Item No. 6, being:

INEZ STRATEGIER – 4903 EAST ALAMEDA STREET

6A. O-1314-38 – INEZ STRATEGIER REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR PROPERTY LOCATED AT 4903 EAST ALAMEDA STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Certificate of Survey

6B. COS-1314-4 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY INEZ STRATEGIER (VMI INSPECTION, INC.) FOR STRATEGIER ACRES, FOR PROPERTY GENERALLY LOCATED AT 4903 EAST ALAMEDA STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report

PRESENTATION BY STAFF:

1. Ms. Hudson – This application is rezoning from A-2 to A-1, as well as the consideration for a Norman Rural Certificate of Survey. This is the existing zoning in the area. As you can see, the majority is A-2. There is one piece of RE to the west of this subject tract. The existing land use out there is all residential – single-family homes. Down in the southwest corner there is a school – Washington School and there's a church over to the west. This is the existing home that is on the 36-acre tract. This is just the additional land as it goes out toward the east. This home sits on the western boundary of the property and then continues over to the east. This is the home that's to the west of this subject tract. This is looking east on Alameda. This is looking back west on Alameda; 48th is in the distance. This is the vacant land that is on the south side of Alameda. This is the copy of the Rural Certificate of Survey for that tract. As stated previously in the other presentation, when you have A-2 property you're required to abut a public street or road that has been officially opened by City Council. In this case they were trying to divide this into approximately three lots with about ten acres on each tract, but they couldn't really get that organized. So we suggested that they go with A-1 to have that flag-shaped lot on Lot 3. In A-1, you're only required to abut a public road by 35 feet. So that saved them some investment as far as dividing the property off and having to put roads in – public improvements and such. Like I said, it will be single-family homes on this lot. There will be protective covenants in place for the area of the WQPZ on Lot 3. Staff does recommend approval of Ordinance No. O-1314-38 and the Certificate of Survey No. COS-1314-4. We received no protests for this application. The applicant is here if you have any questions for him, but he does not have a presentation for you. I'd be happy to answer any questions as well.

2. Mr. Knotts – The water quality protection zone cannot be built in. Is that correct?

3. Ms. Hudson – It cannot be built in, but it can be crossed.

4. Mr. Knotts – Whatever they're going to do here is going to be on the eastern part of that particular lot. I live next to one of these kind of situations and the arrangement that the – I can't remember what the term was that both properties use the same drive.

5. Ms. Hudson – Cross-access agreement.

6. Mr. Knotts – Can that happen here?

7. Ms. Hudson – No. Lot 3 has it's own – that is actually the lot that comes down to Alameda there. So that will be their own access up to that lot. Lot 2 will have its access and Lot 1 already has the existing access for that home that's there.

8. Mr. Knotts – My reason that I bring this up is that I live about where Lot 2 says – on another lot, obviously – but I have a 50' lane that comes up to another property. It continually looks bad. So I was thinking that perhaps the best thing for people that might buy Lot 2 and for Lot 3 is a cross-utilization of that particular drive in order that Lot 2 possibly will be the first one developed and they can at least take care of it, as opposed to having it fenced.

9. Ms. Hudson – I'm not sure that I can actually answer that question.

10. Mr. Knotts – Well, it's really not a question that needs an answer. You're standing here and I'm talking to you hoping others hear.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Ordinance No. O-1314-38 and COS-1314-4, the Norman Certificate of Survey for STRATEGIER ACRES, to the City Council. Roberta Pailes seconded the motion.

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

YEAS	Curtis McCarty, Jim Gasaway, Roberta Pailes, Tom Knotts, Chris Lewis, Cindy Gordon, Sandy Bahan, Dave Boeck
NAYES	None
MEMBERS ABSENT	Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1314-38 and COS-1314-4 to City Council, passed by a vote of 8-0.

* * *