

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JULY 9, 2015

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 9th day of July, 2015. 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
Erin Williford
Tom Knotts
Sandy Bahan
Jim Gasaway
Chris Lewis

MEMBERS ABSENT

Dave Boeck
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
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager

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Item No. 6a, being:

R-1516-5 – BISON RIDGE INVESTMENTS REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 0.95999 ACRES OF PROPERTY LOCATED AT 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 6b, being:

O-1516-2 – BISON RIDGE INVESTMENTS REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT FOR 0.95999 ACRES OF PROPERTY LOCATED AT 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Layout

Item No. 6c, being:

O-1516-3 – BISON RIDGE INVESTMENTS REQUESTS VACATION AND CLOSURE OF THE ALLEY WAYS ON AND ABUTTING 601 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Applicant's Request with Exhibit A
4. Email of Non-Objection from OEC

PRESENTATION BY STAFF:

1. Janay Greenlee – This is a request from Bison Ridge Investments for a NORMAN 2025 Land Use and Transportation Plan amendment – Institutional designation to Commercial at 601 North Porter. Currently the land use is institutional for this tract, which is currently zoned C-3, and this tract, which is currently zoned RM-2. This is the proposed land use amendment to Commercial for both tracts. Also rezoning from RM-2, Low Density Apartment District, to C-3, Intensive Commercial at 601 North Porter. This is the existing zoning on this tract, which is RM-2. Existing land use – right now the tract is vacant – both are. This was the site before the tornado of April 2012 that came through downtown. This was a storage facility for Norman Regional Hospital and this was a parking lot. Previously, this had a special use for a parking lot and since the tornado took that out and they demolished everything, it was over two years ago – that special use for that rear piece has expired. Also, they are requesting a vacation and closure of the alley on and abutting 601 North Porter. That was the portion that you saw that was between these two tracts, right here. They are requesting an easement for the utilities when they vacate and close that. This is the proposed site plan and layout for a restaurant that will be on the corner of Porter and Hughbert and the parking lot in the rear. Here is the alleyway that will be vacated and that will just be maintained for utility easement. This is the site itself. Looking across the street at Porter on Hughbert. Lots of commercial up and down Porter. Site looking to the north. This is the proposed rezoning for this section right here from RM-2 to C-3 to support the proposed restaurant for parking. This is looking south, directly across from the RM-2 portion of that property. And the alley across to the south with the auto body shop also to the south. Looking to the south on Porter. Again, all commercial uses abutting Porter – restaurants, convenience stores. Looking to the north. And then there is, right next door to this, a medical facility. And directly across the street. This does fall within the Norman Porter Corridor Plan. It does fit the commercial designation and that use there. They're proposing a restaurant there. It's already zoned C-3 in the front. Like I said, the back portion is just RM-2 to C-3. Staff does approve and recommends

approval of Ordinance No. O-1516-2, Resolution No. R-1516-5, and the vacation alley closure for an easement.

2. Mr. Gasaway – Porter is kind of a mishmash of setbacks because the street was widened so much after of those businesses were there it's almost like a drive-through – they could hand you a cone out their front door they're so close. What's the current setback on Porter for new construction?

Ms. Greenlee – It will be C-3. They're showing right now – I believe it's going to be 25 feet, it looks like.

Mr. Gasaway – That's what it is to the building?

Ms. Greenlee – The C-3 zoning will determine the setback on Porter.

3. Mr. Lewis – Can you go back to that one slide – the overview? If we're closing that alley right-of-way, we're not impeding anything with our sanitation department picking up any garbage like we got into on Main Street and Flood?

Ms. Greenlee – Correct. There is an existing dumpster at this location and they, from my understanding, will have access to that.

4. Mr. Gasaway – One other question. I'm guessing blue is the vacant lot that's not affected by this? Is that correct?

Ms. Greenlee – No. That is the rezoning. That's what's going to go from RM-2 to C-3.

Mr. Gasaway – Okay. I thought there was a vacant lot, though.

Ms. Greenlee – The whole lot is vacant.

Mr. Gasaway – Right. But I thought there was one more lot before you got into the end line of the Porter Corridor.

Ms. Connors – There is. There is one more lot, but it's this one with the house on it.

Ms. Greenlee – Yes. This is where the Porter Corridor – the commercial limit line.

Mr. Gasaway – So the whole vacant part up to the house is the change, and then, if let's say the restaurant is wildly successful and they need more parking, that property with the house, then, could be available under the Porter guidelines.

Ms. Greenlee – It could. And just so I make myself clear, the whole thing is going from Institutional to Commercial. This portion here is already zoned C-3. This is the only portion that the rezoning is requested.

5. Ms. Pailles – What is the landscaping like along both Porter and Hughbert?

Ms. Greenlee – They'll have to comply with all the landscaping ordinances for commercial development, and within the parking lot as well.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – McKenzie Britt also with me on behalf of the applicant. I don't know how many of you were here when we did the Porter zonings in the past, but I know some of you remember those – Van's Pig Stand, the Goodman building. And this room would be full of people in opposition and fighting. So the Porter Corridor study did what it was supposed to do and brought us to nights like this where we're not arguing any longer about where the limit of commercial should be. So it's very pleasing to come tonight without protest after protest on that particular point. I'll take you through just a few points and try to respond to a few of the questions that have happened as well. As Janay said, this is the rezoning right here. The Porter Corridor line is back here. So we are not at the edge of it, yet. We're fully within the parameters of the commercial limits and, as you heard, this used to be a building. It used to be a medical records storage building, destroyed in the tornado. It's time for this to find its next use. I do want to go back and just highlight one slide real quick to show you how divergent it really was, and that's this slide. You can see that the blue Institutional is really out of place, if you want to talk about spot zoning or things like that; really the current condition is that, in that it's totally surrounded by commercial.

We're simply seeking to change that to commercial so that it's in line with what everything else is around it. So now let me fast-forward again here and get through to where we're at and highlight a couple other things. I'll try to be very brief. Basically, this is Porter and Hughbert. Across the street was a significantly fought rezoning of the Goodman building back in the years past before the Porter Corridor was adopted. This is just a little bit under an acre for the entire site. But I think it's really quite well-done in the sense that, if any of you read the Porter design overlay guidelines when they first came out on this area, they asked for the buildings to be pushed to the street. That was a major part of that push. It didn't get adopted fully like that, but that was the push when we had the study. This tries to honor that – brings the building to front; puts the parking to the rear. I do want to show you that right now we are showing landscaping on this little strip. That is the alleyway right there that we're asking to be vacated. Staff has requested that we not put trees on that, and so please disregard the trees there. There is a sewer line that runs right up and down that area. We will retain an easement for the City on that location and we will not plant large trees across that easement. Basically, this will present a very nice corner. It kind of reminds me of The Mont corner – a garden right on the corner. There will be significant landscaping around that building, up in the front. Entryway is here with a covered entry right here. Handicapped parking here. And really protected parking at the rear of the facility. As you heard, this was already zoned C-3. So the front part of this already fits. There's really no rezoning required at all to do what we're doing in that location. Really the only rezoning is this back here; but, again, it was already functioning as a parking lot previously under a special use permit; it just simply died because of non-use. So we're continuing the same uses as far as zoning goes. This is the actual plan – the Porter Corridor plan, just to show you we are entirely within those commercial limits. That's our dot, and this is from GIS and you see the purple there is the actual commercial limits. So the question earlier about is there another lot – there is. That's it right there. The limits of commercial extend back into this area, so there's still plenty of room for commercial to actually extend to the east if it needs to do that over time. This is the alley, again, that we're asking to vacate so that we can have a combined parking lot. We don't have an alleyway through it. We will, of course, accommodate the easement for the sewer. With that, that really is all I have. We have full staff approval. We had nobody even appear at Pre-Development hearing. Nobody is here tonight. Nobody has protested. With that, I'm happy to answer any questions you have, and we ask for your consideration. Thank you.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Resolution No. R-1516-5, Ordinance No. O-1516-2, and Ordinance No. O-1516-3 to the City Council. Andy Sherrer seconded the motion.

1. Mr. Gasaway – Just want to say thank you to the applicants for a nice improvement on the Porter Corridor. That is near and dear to my heart, as most of you all know. And this is the kind of enterprise that we hoped would come to Porter once we had some of that set up. Thank you to Mr. Rieger for mentioning its impact and our lack of participation tonight, which is a wonderful thing, because everybody knows the rules and that helps avoid controversy. Thank you to the applicants.

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

YEAS

Roberta Pailes, Erin Williford, Tom Knotts, Jim Gasaway,
Dave Boeck, Chris Lewis, Cindy Gordon

NAYES

None

MEMBERS ABSENT

Andy Sherrer, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-5, Ordinance No. O-1516-2, and Ordinance No. O-1516-3 to the City Council, passed by a vote of 7-0.

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