

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 8, 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 8th day of May 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

Curtis McCarty
Roberta Pailles
Tom Knotts
Andy Sherrer
Sandy Bahan
Dave Boeck

MEMBERS ABSENT

Jim Gasaway
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
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer
Drew Norlin, Subdivision Development
Coordinator

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Item No. 3, being:

ST. THOMAS MORE CATHOLIC CHURCH – 1601 S. JENKINS AVENUE AND 1526 LINCOLN AVENUE

3A. R-1314-124 – ST. THOMAS MORE CATHOLIC CHURCH REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO INSTITUTIONAL DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF JENKINS AVENUE APPROXIMATELY 315 FEET SOUTH OF STINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report

3B. O-1314-49 – ST. THOMAS MORE CATHOLIC CHURCH REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP FOR PROPERTY CURRENTLY ZONED R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTI-FAMILY DWELLING DISTRICT, GENERALLY LOCATED ON THE EAST SIDE OF JENKINS AVENUE APPROXIMATELY 315 FEET SOUTH OF STINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

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

3C. PP-1314-15 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ST. THOMAS MORE CATHOLIC CHURCH (SMC CONSULTING ENGINEERS, P.C.) FOR ST. THOMAS MORE ADDITION SECTION 2, GENERALLY LOCATED ON THE EAST SIDE OF JENKINS AVENUE APPROXIMATELY 315 FEET SOUTH OF STINSON STREET.

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

PRESENTATION BY STAFF:

1. Janay Greenlee – St. Thomas More Catholic Church is requesting a Norman 2025 Land Use Plan amendment from Low Density Residential to Institutional Designation. They are also requesting a Special Use for a Church, Temple, or Other Place of Worship, and consideration of a preliminary plat for St. Thomas More Addition Section 2. The existing zoning in the area is R-1 and R-3. The zoning will remain the same; they are just requesting the Special Use. There is currently a single-family home on the R-1 property; the R-3 property is a multi-family building with six units. The church currently owns these properties. The preliminary plat includes all of their current ownership that has not previously been platted. Right now they are proposing interior remodels only. St. Thomas More is a growing congregation. They need the extra space to expand for classroom activities. There are not going to be any adverse traffic impacts. It's not going to result in any adverse land use. The zoning will stay the same; the Special Use is for the church and church related activities. Staff recommends approval of Resolution No. R-1314-124 and Ordinance No. O-1314-49.

2. Chairman Boeck – To clarify, this is taking existing buildings and reusing them as classrooms or church related activities?

Ms. Greenlee – Correct. They are doing interior remodel only at this time.

Chairman Boeck – Are they applying for a building permit to do this remodel work?

Ms. Greenlee – Yes, they are.

3. Mr. Knotts – By approving this, do we kind of set in motion the opportunity for the church to build additional facilities in that area.

Ms. Greenlee – The preliminary plat process allows that. It brings all those parcels that they own just to the south of them to be contiguous. By going through that preliminary platting process they'll have five years that that preliminary plat will stay in place, and if they choose to expand at that time they'll have to final plat. The Special Use will already be in place and the Institutional land use as well.

4. Chairman Boeck – And if they chose to expand and build a classroom building, that would bring into play the requirements for all the parking that would be required for that space?

Ms. Greenlee – Exactly.

PRESENTATION BY THE APPLICANT:

1. Harold Heiple, 218 East Eufaula, representing the applicant – St. Thomas More badly needs a new church building. They can't afford one. We're talking five or six million dollars and that parish doesn't have it. Over the years, we've bought land in anticipation of the expansion. The two structures that are before you have been owned by the church for years. They have been utilized for religious education classes. This whole thing was precipitated when they came in to get a building permit just for interior remodeling of the two structures. No expansion of any kind at all. Because the requirement is that you have to have special use permit for use of a church in these lower residential areas, and that required a preliminary plat. So that's what has resulted in all of this being done. And it's truly about as mundane a request as has been before this Planning Commission before. But I do want to say I very much appreciate the efforts of all the staff members to try to make it as easy as possible for them to do it, because they're out several thousand dollars that they didn't anticipate spending for this thing – and that's not legal fees because I'm working for free. I'd be glad to answer any questions. We would respectfully request your approval of the land use amendment, the special use permit, and the preliminary plat.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Resolution No. R-1314-124, Ordinance No. O-1314-49, and PP-1314-15, the Preliminary Plat for ST. THOMAS MORE ADDITION SECTION 2, to City Council. Andy Sherrer seconded the motion.

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

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

Chairman Boeck announced that the motion, to recommend adoption of Resolution No. R-1314-124, Ordinance No. O-1314-49, and PP-1314-15, the Preliminary Plat for ST. THOMAS MORE ADDITION SECTION 2 to City Council, passed by a vote of 6-0.

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