

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**DECEMBER 13, 2018**

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 December, 2018. 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 Neil Robinson called the meeting to order at 6:30 p.m.

\* \* \*

Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Sandy Bahan  
Chris Lewis (arrived at 6:31 p.m.)  
Tom Knotts  
Neil Robinson  
Lark Zink  
Dave Boeck  
Erin Williford  
Andy Sherrer (arrived at 6:39 p.m.)

MEMBERS ABSENT

Nouman Jan

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &  
Community Development  
Janay Greenlee, Planner II  
Roné Tromble, Recording Secretary  
Tara Reynolds, Admin. Tech.  
Todd McLellan, Development Engineer  
David Riesland, Traffic Engineer  
Kathryn Walker, Assistant City Attorney  
Bryce Holland, Multimedia Specialist  
Terry Floyd, Development Coordinator

\* \* \*

Item No. 8a, being:

**R-1819-32 – RYAN AND HILLARY PITTS REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 1414 GEORGE AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

and

Item No. 8b, being:

**O-1819-14 – RYAN AND HILLARY PITTS REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO R-2, TWO-FAMILY DWELLING DISTRICT, FOR PROPERTY LOCATED AT 1414 GEORGE AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Aerial Photo
4. PUD Narrative
5. Site Plan
6. Elevations & Floorplan
7. Excerpt from November 8, 2018 Planning Commission Minutes

**PRESENTATION BY STAFF:**

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes. Since the criteria for a land use amendment is met, staff recommends approval of Resolution No. R-1819-32. Staff supports the rezoning request to SPUD and recommends approval of Ordinance No. O-1819-14.

2. Mr. Boeck – I know we've been talking about auxiliary or additional housing units in R-1 neighborhoods for a long time. There's been a lot of discussion whether it's connected to a garage or above a garage. Have we ever resolved that for other neighborhoods? I remember when we passed the two duplexes down at the corner. But I also remember one of my projects on Park Avenue where the City Council slam-dunked it because we were trying to change the zoning, doing something similar in a neighborhood where there already was similar stuff. How do we try to balance this out and make it so we're reasonable and fair to the rest of the neighborhood? I mean, obviously, there was no protest.

Ms. Greenlee – No protest. No really calls on this.

Mr. Boeck – I know a house in particular and I know a couple other situations where the City won't allow a stove so you can't call it an apartment.

Ms. Greenlee – Correct.

Mr. Boeck – But we're calling this an apartment and it does have a stove.

Ms. Greenlee – Yes, it does. The SPUD, the Simple Planned Unit Development – that's what we have in place right now to address that, so it gives more regulation. Instead of just a straight rezoning to R-2, this really only puts these allowed uses on that property. So they couldn't come back – they could only build to what is laid out in this site plan. As far as the ADU question goes, really that's kind of been tabled right now. There hasn't been any other discussion. So the SPUD kind of addresses that need right now.

Mr. Boeck – Okay. I like the way it's being approached. So we weren't told whether this is going to be student housing or this is going to be like someone like a caregiver for a mother or a father, or a mother or father moving in here to live in a place that's accessible. We don't know that. We just know that they wanted an additional unit.

Ms. Greenlee – Yes. The owners, from what I understand, wanted the additional unit. They, I believe, rent this out to a family member that goes to school and they wanted

someplace that they had to come basically for game days and close to the stadium and to OU. The applicant's representative is here if you do have any other questions.

**PRESENTATION BY THE APPLICANT:**

None

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend adoption of Resolution No. R-1819-32 and Ordinance No. O-1819-14 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	Sandy Bahan, Chris Lewis, Tom Knotts, Neil Robinson, Lark Zink, Dave Boeck, Erin Williford, Andy Sherrer
NAYES	None
MEMBERS ABSENT	Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1819-32 and Ordinance No. O-1819-14 to City Council, passed by a vote of 8-0.

\* \* \*