

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**APRIL 11, 2019**

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 11<sup>th</sup> day of April, 2019. 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 Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Nouman Jan  
Neil Robinson  
Chris Lewis  
Tom Knotts  
Dave Boeck  
Erin Williford  
Steven McDaniel

MEMBERS ABSENT

Lark Zink  
Sandy Bahan

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &  
Community Development  
Janay Greenlee, Planner II  
Roné Tromble, Recording Secretary  
David Riesland, Traffic Engineer  
Todd McLellan, Development Engineer  
Beth Muckala, Asst. City Attorney  
Terry Floyd, Development Coordinator  
Bryce Holland, Multimedia Specialist

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Item No. 7, being:

**O-1819-38 – BP 36<sup>TH</sup> AVENUE S.E., L.L.C. REQUESTS REZONING FROM CCFBC, DETACHED FRONTAGE TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 0.18 ACRES OF PROPERTY LOCATED AT 405 PARK DRIVE, TO ALLOW FOR AN ADDITION TO THE EXISTING SINGLE-FAMILY HOME.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Center City Planned Unit Development Narrative with Exhibit
4. Site Plan and Floor Plans

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1819-38, which would allow the planned renovation and addition to the existing structure, thus expanding the grandfathered status of the existing structure to the proposed structure according to the applicant's submitted Site Plan.

2. Mr. Knotts – I was riding around with Bob Goins today looking at this. He told me that the stone on this house was from McFarlin.

Ms. Hudson – I've heard that. I believe that to be correct, yes. Very cool.

Mr. Knotts – It is a beautiful house, and I certainly would support not putting something in front.

**AUDIENCE PARTICIPATION:**

1. Jayne Crumpley, 423 Elm Avenue – We love this house. It is incredible. Those of us that are in that area worked very hard to get downzoned to R-1 and, I guess, were blissfully ignorant that they had split Park down the middle with the Center City Form Based Code. We did not realize that until recently, and were horrified at what could happen to the homes on that side of Park. We are certainly in favor of preserving this home and not having to have the front of it destroyed. I have a question about the lot coverage with this addition. My personal preference would be that the addition be down-scaled because it will – you will be able to see it over the house. I'm not an architect, and it may just work right into the plan and it not be that noticeable. But it seems like the size of it will detract from the main house as it is. But, again, we are grateful that it's going to be preserved as a house and not have to have something built in the front of it to destroy all of it. Thank you.

2. Lee Hall, 648 S. Lahoma Avenue – I just wanted to take the opportunity to also put this in a little bit of context. As Jayne mentioned, I'm truly appreciative of the applicant and their interest in this home and their interest in taking on a project like this. They stated in the application that they were very interested in keeping the historical, visual and aesthetic integrity of the existing home in line with the neighborhood. I also appreciate the fact that, because of the complications with the Center City Form Based Code as it exists right now, that they've had to go to significant time and effort to create a CCPUD and go through this process to get their project approved to accomplish their goals, and we appreciate that effort, as well. But it does seem important to point out that, under the current Regulating Plan, this could have been approved if the size of the addition was less than 50% of the square footage of the original structure. This is the same standard that's applied in our Historic District overlays to keep proposed additions in size and scale to other historic structures in the neighborhood. It states in our Form Based Code that the purpose of the Detached Frontage area is to protect the character of the existing family homes in the neighborhood. Park Drive happens to be an example of a block that's dominated by historically contributing houses without the protection of an historic district overlay. We just have some concerns about the conflicts between applicants that want to preserve this home, and we fully support that and are so grateful that

they're willing to do it, but we also have some concerns about just the size and the scale and the impact that it's going to have on the neighborhood. Thank you for your time.

3. Mr. Boeck – One comment I have is I see three master bedroom suites, which I question why we have three master bedroom suites in a house.

**APPLICANT PRESENTATION:**

1. Shelly Wilson, 751 36<sup>th</sup> Avenue S.E., the applicant – We have a family of four – two kids – there are four of us. I grew up in Norman and, honestly, I told my husband 25 years ago that if that house ever goes for sale, I want it. It's my favorite house I've ever seen in my entire life. We went in, and when we went in, I kind of was shocked because it was nothing inside what it looks like on the outside. Very small – 1500. It had one bathroom; it was very small, upstairs. No shower, just a bathtub, one little sink. And two small bedrooms. So when we were looking at how to make this a place where we all, as our kids get older, would want to go and hang out, we thought let's don't keep the bedrooms so small that they were. And since we were moving back of the house, we thought we'll just build on top and do the two bedrooms upstairs. So it's just two bedrooms upstairs and two bathrooms.

2. Mr. Boeck – I just wish we would have had some elevations to see what the new addition is going to look like. It fits, but it would be nice to have some elevations.

Ms. Wilson – I have some plans. I don't know if it's exactly what you're wanting. Do you want to see it?

Mr. Boeck – I'd like to. It doesn't necessarily have to be now. The architect is coming out in me.

Ms. Wilson – This is the first floor.

Mr. Boeck – These are plans. I'm looking for elevations. We've got the plans.

3. Mr. Knotts – Are you going to try to use the same stone?

Ms. Wilson – Well, we did hear that it was from McFarlin. We are wanting to bring it around in the back. I know McFarlin did an add-on and we've been looking at how they added on and didn't match the stone exactly, because it was in the 20s, I think. So as close as we can get. We want to keep the integrity of that house.

Mr. Boeck – Well, the way you do that is you offset those walls so you don't have the new materials lining up with the old materials.

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

*Neil Robinson moved to recommend adoption of Ordinance No. O-1819-38 to City Council. Erin Williford seconded the motion.*

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

YEAS

Nouman Jan, Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Erin Williford, Steven McDaniel

NAYES

None

MEMBERS ABSENT

Lark Zink, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1819-38 to City Council, passed by a vote of 7-0.

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