

LINDMARK

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-74: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. Supplemental AIM Documents**
- 3. Location Map**
- 4. Narrative**
- 5. Site Plan**
- 6. Pre-Development Summary**
- 7. Protest Letters**

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Lindmark project.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the Lindmark project. During his presentation Mr. Rieger responded to concerns raised in protest letters, explaining that the trash compactor could not be relocated due to the existing loading dock but agreed to restrict compactor use to 8:00 a.m. to 6:00 p.m. He also clarified that the proposed billboard has a maximum height of 35 feet and agreed to install evergreen screening where the billboard would be visible from neighboring property. He agreed that any future west-facing windows would be clerestory windows only to allow natural light while maintaining privacy.

Commissioner Kindel asked whether the proposed truck parking area shown on the site plan would be paved or gravel. Mr. Rieger confirmed the parking area

would be paved. He added, although gravel can provide stormwater benefits, pavement was selected because it reduces noise and dust impacts for nearby residential properties.

Commissioner Kindel asked whether additional landscaping could be provided along the north side of the site to replace removed grassy areas and provide additional screening between the truck parking area, dumpster, and adjacent residences. Mr. Rieger confirmed the applicant was willing to add evergreen trees along the northwest portion of the property to enhance screening for neighboring properties.

Commissioner Bird asked Mr. Rieger to restate the proposed hours of operation and staffing levels. Mr. Rieger explained a small number of employees would begin work inside the building around 5:00 a.m. to prepare the printing equipment, with the remainder of the staff arriving around 8:00 a.m. He stated operations would generally conclude around 5:00 p.m., all work would occur inside the building, and approximately 30 to 40 employees would be on site.

Commissioner Bird noted the building's previous use as a call center likely involved a substantially larger workforce and asked about the scale and operating hours of that prior use. Mr. Rieger stated approximately 200 desks remain in the building but was unable to estimate the former number of employees. Commissioner Kindel noted comparable call centers often operate extended hours with multiple shifts, including weekends.

Commissioner Bird asked whether the proposed facility would relocate an existing business or represent a new operation in Norman. JD Walker, a representative of the applicant, explained the business currently operates from a facility in Norman's industrial area, has outgrown that location, and intends to relocate and expand its operations. He stated the business currently employs approximately 30 people, with additional job growth anticipated as the company continues to expand.

Commissioner Bird asked whether Mr. Rieger recalled the size of a billboard approved as part of a previous Norman Regional project. Mr. Rieger was unable to provide that information. Lora Hoggatt, Planning Services Manager, explained the existing billboard on the Norman Regional Nine site is approximately 242 square feet and 35 feet tall, while the proposed sign would allow a maximum area of 400 square feet at the same height. Commissioner Bird noted a 35-foot sign is approximately the height of a three-story building.

Commissioner Bird asked about the height of the existing parking lot light poles. Mr. Rieger stated the current poles are approximately 25 feet tall at this time. Commissioner Kindel asked if there are plans to change the light poles. Rick McKinney, representative of the applicant, explained any replacement poles would be no taller than the existing fixtures and could be shorter. He added new

LED fixtures with full cut-off lighting would be installed to minimize light spill onto adjacent properties.

Commissioner McDaniel asked about the proposed fencing along the south side of the site. Mr. Rieger stated a six-foot masonry wall was proposed, designed to match the existing masonry wall on the property as closely as practicable.

Commissioner Bird asked Mr. Rieger to explain the proposed training component associated with the billboard. Mr. Rieger stated the billboard would be used to train employees and customers on programming, operation, and maintenance of digital billboard equipment. Commissioner Bird clarified the billboard's primary function would remain as an operational advertising sign for the applicant's business, with training serving as a secondary use.

Public Comments

M Ellen Feaver, 905 Heather Glen Terr, Norman, OK (Protest)

Jim Jenkins, 3328 Heather Glen Dr, Norman, OK (Protest)

Julie Reyes, 928 Heather Glen Dr, Norman, OK (Protest)

A.C Raines, 3320 Heather Glen Terr, Norman, OK (Protest)

Richard Squirrel, 921 Heather Glen Terr, Norman, OK (Protest)

Commission Discussion

Commissioner Kindel disclosed prior experience in the sign manufacturing industry and commented that on-site billboard training could provide operational benefits. She also noted State Highway 9 functions as an arterial highway carrying significant traffic volumes and stated billboards are a common feature along such corridors. While acknowledging concerns raised by nearby residents, she expressed the opinion that the proposed manufacturing operations would have minimal noise impacts because activities would occur indoors. She encouraged the applicant to consider additional landscaping and adjustments to the billboard orientation to further reduce potential light impacts on adjacent residential properties before the application proceeds to City Council.

Commissioner McDaniel asked what kind of things could go in the building under the current designation under AIM Norman. Mr. Rieger noted the mixed-use designation anticipates larger-scale, multi-story developments with a variety of commercial and residential uses. He stated the proposed project would be less intensive than the type of development envisioned by the AIM Norman plan. Commissioner Bird referenced a list of uses permitted within the C-1,

Commercial District, noting the district allows a broad range of commercial uses, some of which could be more intensive than the proposed development.

Commissioner McDaniel encouraged the applicant to continue working with neighboring residents to address concerns raised during the public hearing. He emphasized the importance of providing effective screening and landscaping that would offer meaningful visual buffering upon installation rather than relying solely on vegetation that would take many years to mature.

Commissioner Bird discussed several issues raised, including visibility of the proposed billboard, the limited scope of the proposed manufacturing use, and comparisons to other billboards in the area. She noted the proposed PUD specifically restricts manufacturing activities to the production of digital signage within an enclosed building, limiting future manufacturing uses without additional approvals. She also observed that the proposed billboard would be smaller than many highway billboards. To address neighborhood concerns, she asked the applicant to provide additional information regarding odor control, waste management and environmental practices, and whether the applicant would consider offering a tour of the existing facility to nearby residents. Mr. Rieger stated he would discuss the possibility of offering a tour of the existing facility with the property owner. He also stated the proposed operation would be required to comply with all applicable environmental regulations, odor ordinances, and other legal requirements, noting nuisance laws also provide protection for adjacent property owners from impacts such as odors, noise, dust, or vibrations.

Commissioner Bird expressed appreciation for the proposed site design, noting the reduction of excess parking created a more functional layout and the overall proposal represented a lower intensity use than many other uses permitted in the district. She stated the project appeared to be thoughtfully designed to minimize impacts on the surrounding neighborhood while allowing productive use of the property. She also expressed support for incorporating several applicant-offered mitigation measures into the recommendation, including clerestory windows on the west side of the building, additional evergreen landscaping along the northwest property line, and limiting trash compactor operations to between 8:00 a.m. and 6:00 p.m.

Commissioner Kindel noted the discussion of an earlier agenda item highlighted the importance of adhering to approved site plans. She stated the proposed PUD contains detailed limitations on the use of the property and expressed the opinion, if developed in accordance with the approved site plan and the recommended conditions, the project could be compatible with the surrounding neighborhood.

Motion to approve subject to a limitation to the windows on the west side of the addition being clerestory windows only, planting of greenery on the northwest corner consistent with the billboard sightline so as to shield from neighborhood

view, and restricting trash compactor uses to the hours from 8 a.m. to 6 p.m., made by Chair Bird, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.