

Highway 9 Jenkins M&J Investments NORMAN 2025, Rezoning and Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Norman 2025 Map

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Preliminary Plat
4. PUD Narrative
5. Open Space Exhibit
6. Pre-Development Summary

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAT CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Traffic Analysis
5. Traffic Review Form

Staff Presentation

Justin Fish, Planner I, presented on the proposed PUD.

Commissioner Jablonski asked about the ongoing concerns with Bishop Creek. Todd McLellan, Development Engineer, responded that there was a drainage report submitted.

Applicant Presentation

Sean Rieger, Rieger Sadler Joyce LLC, explained that the proposed PUD would include industrial, housing, and retail uses.

Mr. Rieger also explained that the property would be down-zoned in regards to intensity and is located to the north of the floodplain & floodways.

Commissioner McKown asked what the order of development would be and recommended the housing be built first.

Commissioner Griffith inquired about the height of the apartment building and the possibilities of going up to four or five stories.

Public Comments

Sonja & Kevin Potts, 3620 Barwick Dr, Norman, OK (Protest)
Rex & Jan Valouch, 3661 Jenkins Ave, Norman, OK (Protest)

Commissioner Jablonski explained that this development would bring in more housing with a buffer already set up for open space in regards to where the easements are located.

Commissioner Kindel stated she likes the green space, increased housing to every level, and detention that would be slow release. She hopes City Council will be able to answer questions in regards to who would clean possible debris in Bishop Creek to make sure it is flowing as efficiently as possible.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2324-28, Resolution R-2324-76, and PP-2324-10; **Second** by Commissioner McKown.

The motion was passed unanimously with a vote of 6-0.