

**Armstrong Bank Consolidation Project Rezoning and Preliminary Plat**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

**ITEMS SUBMITTED FOR THE RECORD:**

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

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

**ITEMS SUBMITTED FOR THE RECORD:**

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

**Staff Presentation**

Kelly Abell, Planner I, presented the proposed amended PUD.

**Applicant Presentation**

Sean Rieger, Rieger Sadler Joyce LLC, presented on the proposed amendments. Mr. Rieger explained that they would be amending the site plan, signage, and internal roads.

Commissioner McKown stated that the site plan is showing dry detention ponds but those areas could be utilized in a more decorative way.

Commissioner Griffith requested that if they are going to be dry detention ponds, to make sure they are maintained.

Commissioner Jablonski asked about the plans in regards to the heat generated from the parking lot. Mr. Rieger explained that the retailer's site plan requests lots of islands including trees to help with the heat.

### **Public Comment**

Trey Kirby, 311 Roserock Dr, Norman, OK (protest)

Commissioner Kindel explained that there were no definitive plans a year ago so they are not losing anything in regards to the housing that was on the original PUD.

**Motion** by Commissioner McKown to recommend approval of Ordinance O-2425-9 and PP-2425-4; **Second** by Commissioner Griffith.

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