



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 11, 2025 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, December 11, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Cameron Brewer
Douglas McClure
Liz McKown
Erica Bird
Michael Jablonski
Steven McDaniel

ABSENT

Kevan Parker
Jim Griffith
Maria Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
David Riesland, Transportation Engineer
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney III

GUEST PRESENT

Colton Wayman, Wallace Design Collective
Sean Rieger, Libby Smith & Ben LaCourse, Rieger Sadler Joyce LLC

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 13, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. November 13, 2025 Planning Commission Meeting Minutes

Motion made by Commissioner McKown, Seconded by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

November 13, 2025 Planning Commission Meeting Minutes were approved.

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-5: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DOYLE AND JANET REICH (RDM SURVEYING) FOR FISCHER ACRES II FOR 61.61 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF EAST LINDSEY STREET AND ONE-FOURTH MILE WEST OF 156TH AVENUE S.E. OFF OF HAYFIELD ROAD. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Fischer Acres II Norman Rural Certificate of Survey

Motion made by Commissioner McKown, Seconded by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of COS-2526-5.

NON-CONSENT ITEMS

Commissioner Bird explained that Item 7 would be moved to the top of the agenda because the applicant requested a postponement.

807, 813, and 817 26th Avenue NW Rezoning

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-27: 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 LOTS SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK TWENTY (20), OF WESTPORT PROFESSIONAL PARK SECTION SEVEN (7), PART OF THE NE/4 OF SECTION 26, T9N, R3W, OF THE INDIAN MERIDIAN, AND A REPLAT OF LOTS 2 THRU 8, BLOCK 9, WESTPORT PROFESSIONAL PARK, SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE THE

SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (809, 813, 817 26TH AVENUE N.W.; WARD 2)

The applicant requested postponement to the January 8, 2026 Planning Commission meeting.

Motion made by Commissioner Jablonski, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Ordinance O-2526-27 was postponed to the January 8, 2026 Planning Commission meeting.

Alpha Phi Sorority Special Use

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT, FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Site Plan
4. Vehicle Tracking Exhibit
5. Building Renderings
6. Pre-Development Summary

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Applicant Presentation

Colton Wayman, representative of the applicant, provided an overview of the project.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McDaniel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-13.

3400 Classen Boulevard Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 PART OF THE SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Development Review Form
6. Pre-Development Summary
7. Protest Map & Letter

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonski stated that there are elements of the proposal that are inconsistent with the Urban Living Center designation and asked what consistency would look like. Jane Hudson, Planning & Community Development Director, responded that the Urban Living Center designation is intended to encourage more mixed-use development with both residential and non-residential uses, and noted that the proposal is straight C-2 zoning.

Commissioner Brewer asked what qualifies the installation of a new traffic signal and whether it is a design consideration or a matter of having sufficient traffic impact fees collected. David Riesland, Transportation Engineer, explained that the decision is not based on the amount of impact fees collected, but on whether traffic volumes are high enough to warrant a signal.

Commissioner Bird added that she had spoken with staff and asked them to address the possibility of signalizing the intersection, noting that the issue also arose during the St. James Park Addition application. She stated that it would be helpful to understand the City's plans and the path forward for signalization, particularly because residents have raised and requested it previously and because it was mentioned again in the protest letter for this item.

Applicant Presentation

Libby Smith, representative of the applicant, provided an overview of the project.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Brewer stated that he did not have any issues with the rezoning, noting that it appears appropriate for commercial uses. He also asked whether the plan is to conduct the traffic impact study when the timing is appropriate. Mr. Riesland agreed that the study would be completed in the foreseeable future when the timing is right.

Commissioner Bird asked whether the traffic impact study would account for this development as well as other proposed, but not yet built, developments. Mr. Riesland responded that it would not, because traffic signals must be warranted by existing traffic volumes and would not be approved based on future development alone.

Commissioner Brewer asked what would trigger the need for an additional study in the future after the site is developed. Mr. Riesland responded that while traffic impact studies often analyze future volumes and may indicate a potential need for a signal, those projections are not typically approvable by ODOT. ODOT would require actual traffic volume data, and reaching those volumes would be the reason for conducting another study.

Mr. Riesland explained that the original traffic study, conducted 20–25 years ago, identified this intersection as a future candidate for a traffic signal and established traffic impact fees to fund it. He noted that the City has been collecting those impact fees over the years from developments that impact the intersection.

Ms. Smith added that as St. James is built out, additional entrances will be added along Cedar Lane Road, providing residents with another access and egress point outside of the neighborhood.

Commissioner McClure asked whether Renaissance Drive was even contemplated during the study. Mr. Riesland responded that Renaissance Drive was also identified as a location where a signal might be needed in the future, and that both intersections would be studied to determine which would be more beneficial.

Motion made by Commissioner Brewer, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-18 & PP-2526-10.

Mission Norman Rezoning

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-24: 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 THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2525 E. LINDSEY STREET, WARD 1)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonski stated that the application does not appear to meet the City's phasing requirements and asked how far it is from meeting those requirements. Ms. Hoggatt explained that, by ordinance, applicants are required to outline a phasing plan in a Planned Unit Development (PUD). She noted that this can be challenging because Mission Norman relies on donations for funding, but staff is still required to identify what requirements are and are not being met.

Applicant Presentation

Ben LaCourse, representative of the applicant, provided an overview of the project.

Commissioner Jablonski stated that the plan looks very nice, with wonderful green space and a high level of quality. He then asked, in relation to phasing, whether Mission Norman had a rough idea of how quickly the project might be built out. Mr. LaCourse responded that there is no exact timeline, but that Mission Norman is a very healthy organization and intends to move forward quickly.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McKown, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-24.

36th North, LLC Rezoning and Utility Easement Closure

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-25: 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 LOT 1, BLOCK 1 OF 36TH NORTH BUSINESS PARK AND A REPLAT OF LOT 1, BLOCK 1 OF S.C.M.C. ADDITION AND LOT 6, BLOCK 1, OF BROCE INDUSTRIAL PARK OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Development Plan
5. Development Area Exhibit
6. Pre-Development Summary

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMNENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-26: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING SPECIFIC FIFTEEN-FOOT (15') UTILITY EASEMENTS WITHIN LOT 1, BLOCK 1, 36TH NORTH BUSINESS PARK, A PLANNED UNIT DEVELOPMENT, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W. APPROXIMATELY ONE-HALF MILE NORTH OF ROCK CREEK ROAD; WARD 8)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Request to Close Platted Utility Easements Memo

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Commissioner Jablonski asked how much concrete would be changed or left in place. Mr. Rieger explained that some of the existing concrete areas will instead be developed as apartment buildings.

Commissioner Brewer asked whether all of the existing concrete would remain or if new concrete would be installed. Mr. Rieger responded that they will evaluate the concrete as work proceeds to determine whether the existing concrete can be reused.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McClure, Seconded by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Jablonski, Commissioner McDaniel

Planning Commission recommended approval of Ordinance O-2526-25 & O-2526-26.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Passed and approved this 8 day of January 2026.

KEVIN J. BAKER
Planning Commission Officer