



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, February 08, 2024 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of February, 2024.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Douglas McClure

A quorum was present.

STAFF PRESENT

Jane Hudson, Director of Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Beth Muckala, Assistant City Attorney
Scott Sturtz, Interim Director of Public Works
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

*

NORMAN 2025, SPUD Zoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. NORMAN 2025 Map
3. Pre-Development Summary

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Zoning Map
4. SPUD Narrative with Exhibits A-C
5. Preliminary Plat
6. Development Plan
7. Pre-Development Summary

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Plat
5. Development Plan
6. Pre-Development Summary

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Ms. Kindel asked if there will be a shared entry off Porter at the light. Ms. Hoggatt responded affirmatively.

PRESENTATION BY THE APPLICANT: Anthony Blatt is representing a client that wishes to purchase the property to put a medical facility on it, which the current zoning does not allow. The original land use plan allowed for institutional, but changed to residential when the most recent SPUD was done. They are proposing to develop two buildings on the site. The client has not purchased the property yet. The development plan shows a 22,000 sq. ft. office building on the east, and 10,000 sq. ft. office space. The buildings have not yet been designed. They would like to have all comments on the drainage calculations addressed when this goes to Council, so the client can purchase the property and go forward with design of the buildings.

Mr. Griffith asked if the buildings will be single story. Mr. Blatt responded affirmatively.

Ms. McKown noted the design shows the trees on the south border, but does not show the ash tree that the neighbors were concerned with. Mr. Blatt stated that the ash tree is to remain, and it needs to be shown on the site plan, and they are willing to amend the SPUD document to include it.

Mr. Brewer asked how the number of parking spaces was determined. Mr. Blatt explained that the client wants to make sure there is enough parking for staff and the people coming to the facility. They do exceed the current parking ordinance; they will be happy to make adjustments to meet the ordinance.

Ms. Kindel asked about the second building. Mr. Blatt said they will not be building the additional parking or the building until they know who will be occupying it. Ms. Kindel asked how many of the parking spaces shown on the plan will be for the first building. Mr. Blatt said approximately 2/3 of the parking spaces.

Mr. Griffith asked if there will be suites for rent. Mr. Blatt said it will be a single use medical facility in the larger building.

Ms. Bird asked for clarification on the lighting. Mr. Blatt responded that they want to be good neighbors. They are concerned about uniform light distribution for safety in the parking lot. They would be willing to work with staff and adjacent property owners to make sure the lights are appropriate.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer asked what the parking requirement is. Ms. Hudson responded that the parking ordinance was recently changed from requirements to recommendations in the commercial, office and retail sectors. Mr. Brewer commented that he likes the single user, but thinks there needs to be more definition of the parking needs.

Mr. Jablonski was concerned with the amount of concrete, stormwater runoff, and heat that will be generated by the parking lot. He thinks there needs to be a tree buffer on the north and west.

Mr. Brewer asked if there is any type of buffer planned. Mr. Blatt said they plan a 6' sight-proof fence on the north and west and a 20' landscape border.

Ms. Bird commented on the lack of a stormwater report. Mr. McDaniel pointed out that they will have to meet the standards before their building permit will be approved.

Ms. Kindel is concerned about the number of parking spaces. She would also like to see greenspace in the northwest area.

Motion made by McDaniel, seconded by Parker, to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council.

Voting Yea: McDaniel, McKown, Bird, Griffith, Parker

Voting Nay: Brewer, Jablonski, Kindel

The motion to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council was adopted by a vote of 5-3.

*