



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 14, 2023 at 7:00 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 14th day of September, 2023.

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 7:00 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel

ABSENT

Kevan Parker
Michael Jablonski

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

G2SOK Investments 2025, PUD & Preliminary Plat

Ms. McKown vacated her seat.

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-43: G2SOK Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-13: G2SOK Investments, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Pre-Development Summary

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Preliminary Plat PP-2324-4: Consideration of a Preliminary Plat submitted by G2SOK Investments, L.L.C. (Crafton Tull) for 3800 36th Avenue NW for approximately 5 acres of property located at 3800 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Preliminary Site Development Plan
5. Transportation Impacts
6. Traffic Impact Memorandum

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

Mr. Griffith asked if any storage will be allowed outside. Ms. Navarro responded that all the storage will be indoors.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, introduced the project team: Jason Spencer, Bryan Stambeck, and Dean Anderson. He reviewed the request for Commercial Designation in the NORMAN 2025 Plan, and PUD zoning, as well as a preliminary plat for one lot.

Mr. Griffith asked if the landscaping will be irrigated. Mr. Joyce responded affirmatively. Mr. Griffith suggested that the building on the north of the entry should also have brick façade on the front because it will be visible from the south.

AUDIENCE PARTICIPATION:

Peggy Cook, 4005 Stonehurst Street, representing the Board of Castlerock Homeowners Association, spoke in opposition.

Daphne Summers, 3701 Buckingham Drive, spoke in support.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird appreciated the comment about the façade being visible. She met with the applicant's before the meeting to ask questions, including the feasibility for residential use. She appreciated the sight line diagram being included.

Mr. McClure thinks the idea is great, but he agrees that any buildings that are visible from the street should have brick façade. Mr. Joyce responded that they would be happy to have the brick façade included in the motion as a recommendation.

Motion made by Kindel, seconded by McClure, to recommend adoption of Resolution No. R-2324-43, Ordinance No. O-2324-13, and PP-2324-4 to City Council, with the recommendation that the building to the north of the office also have masonry frontage because it is partially visible from the street.

Voting Yea: Brewer, McDaniel, Bird, McClure, Griffith, Kindel

The motion to recommend adoption of Resolution No. R-2324-43, Ordinance No. O-2324-13, and PP-2324-4 to City Council passed by a vote of 6-0.

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