



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Development Center, Conference Room A, 225 N. Webster Avenue,
Norman, OK 73069
Thursday, January 08, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room A at the Development Center on Thursday, January 08, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Avenue, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Douglas McClure
Commissioner Liz McKown
Chair Erica Bird
Secretary Kevan Parker
Commissioner Steven McDaniel
Commissioner Jim Griffith
Commissioner Maria Kindel

ABSENT

Commissioner Cameron Brewer
Vice Chair Michael Jablonski

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Logan Gray, Planner II
Whitney Kline, Admin Tech IV
Bailey LaChance, Admin Tech III
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist

GUEST PRESENT

Sean Rieger, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce LLC
Greg & Patricia Kerr, 2079 Lochwood Dr., Norman, OK
Jacy Crosbie, 204 Mt. Oaks Dr., Norman, OK
Jeff Craytree, 324 Waterfront Dr., Norman, OK
Phil & Mary Kate Nelson, 536 Woodsong Dr., Norman, OK

Colleen Roux, 2508 Woodsong Dr., Norman, OK
Susan Parker, 312 Waterfront Dr., Norman, OK
Bonnie Cubert, 316 Waterfront Dr., Norman, OK
Jay Lipshy, 320 Waterfront Dr., Norman, OK,
Matt McDonough, 313 Edgewater Ln., Norman, OK
Sandra Whalen, 325 Waterfront Dr., Norman, OK
Rick & Mary Jean Greene, 116 Devonshire Dr., Norman, OK
Jane Martin, 523 S University Blvd., Norman, OK
Loryn Wheeler, 2401 Broadwell Oaks Dr., Norman, OK
Roger & Ann Gallagher, 2513 Woodsong Dr., Norman, OK
Keith Steincamp, 441 Waterfront Dr., Norman, OK

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 DECEMBER 11, 2025.

ITEMS SUBMITTED FOR THE RECORD:

1. December 11, 2025 Planning Commission Regular Meeting Minutes

Motion to approve made by Commissioner McKown, **Seconded** by Commissioner McDaniel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The Minutes were approved.

NON-CONSENT ITEMS

NORMAN A24 Rezoning & Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-28: 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 A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STREET; WARD 6)

ITEMS SUBMITTED FOR THE RECORD

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

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN PREMIUM REAL ESTATE, LLC (CEDAR CREEK, INC) FOR NORMAN A24, ADDITION, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 24TH AVENUE N.E. AND ALAMEDA STEET. (WARD 6)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat & Site Plan
4. Development Review Form
5. Norman A24 Preliminary Plat
6. Pre-Development Summary 11-20-25
7. Pre-Development Summary 12-18-25
8. Protest Map & Letter

Staff Presentation

Logan Gray, Planner II, presented the Norman A24 Rezoning and Preliminary Plat.

Commissioner McDaniel stated the proposal is inconsistent with AIM Norman regarding the mixed-use land policy and building types and requested that staff explain those inconsistencies.

Mr. Gray confirmed the project is inconsistent with the mixed-use land policy regarding density and building types. Staff calculated the proposal at approximately 13.8 dwelling units per acre, while the AIM Norman mixed-use policy supports a minimum of 18 dwelling units per acre. Mr. Gray also stated the building types are inconsistent because the mixed-use policy encourages a greater variety of uses and building designs, whereas the proposed site plan consists of similar uses and designs throughout.

Commissioner McDaniel asked for clarification the AIM Norman Plan encourages a higher density than is proposed, and Mr. Gray confirmed this was correct.

Commissioner McKown asked about the Water Quality Protection Zone (WQPZ) on the site and the associated restrictions, including whether trees could be removed, the stream altered, or other site modifications made.

Brandon Brooks, Capital Projects Engineer, stated no development is permitted within the WQPZ. He explained two detention ponds are located in the area and the City prefers detention ponds be placed within the WQPZ so materials cannot be staged on the pond dams. He also noted although floodplains are often present in similar areas, there is no designated floodplain within this area of the WQPZ.

Commissioner McKown asked whether detention ponds are permitted in the WQPZ, and Mr. Brooks confirmed they are allowed.

Commissioner Bird asked for clarification regarding tree and vegetation removal within the WQPZ, and Mr. Brooks stated he was unsure and would follow up.

Commissioner Parker noted additional restrictions may apply within 200 feet of the WQPZ boundary and asked whether those had been considered. Mr. Brooks stated he would need to consult with other City of Norman staff to confirm.

Commissioner Bird asked why RM-6 zoning was requested for duplexes when other zoning categories, such as R-2, also permit them.

Mr. Gray stated the applicant selected RM-6 because it aligns more closely with the AIM Norman Plan and supports the higher-density development.

Lora Hoggatt, Planning Services Manager, explained that R-2 zoning requires each duplex to be on its own individual lot, whereas RM-6 zoning allows multiple dwelling units on a single lot.

Commissioner Bird asked how access requirements would differ between the zoning types.

Ms. Hoggatt stated RM-6 allows private access without dedicated public right-of-way, while R-2 zoning requires public streets with dedicated right-of-way unless developed as a Planned Unit Development (PUD), which can allow for private streets.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the PowerPoint for Norman A24 Rezoning and Preliminary Plat that was submitted by the applicant.

Mr. Rieger noted while the staff report emphasizes a preference for vertical mixed use, both the AIM Norman Plan and Norman 2025 Plan recognize horizontal and vertical mixed use as acceptable. He explained the project proposes horizontal mixed use across the site, which aligns with AIM Norman's definition, and concluded the project satisfies the mixed-use criteria.

Commissioner Griffith asked whether a specific use had been identified for the proposed commercial corner. Mr. Rieger stated no specific use has been determined. He explained the concept includes a building with six smaller commercial units, though the exact uses are unknown. He noted the site is slightly over one acre and likely limits the potential for intensive commercial development.

Commissioner McDaniel asked what uses are currently permitted by right under the site's existing C-2 zoning. Mr. Rieger stated C-2 zoning allows a wide range of uses, including car dealerships, gas stations, fast-food restaurants, offices, and most retail and food-related businesses, and noted C-2 zoning does not impose a height limit.

Commissioner McDaniel asked for clarification, stating under the current zoning a multi-story building could be constructed by right. Mr. Rieger confirmed stating that while site planning and

building permits would still be required, C-2 zoning itself allows a building of significant height to be developed.

Public Comments

Patricia Kerr: 2709 Lockwood Dr., Norman, OK (Protest)
Jacy Crosby: 204 Mountain Oaks Dr., Norman, OK (Protest)
Matt McDonough: 313 Edgewater Ln., Norman, OK (Protest)
Mary Jean Greene: 116 Devonshire Dr., Norman, OK (Protest)
Rick Greene: 116 Devonshire Dr., Norman, OK (Protest)
Roger Gallagher: 2513 Woodsong Dr., Norman, OK (Protest)
Ann Gallagher: 2513 Woodsong Dr., Norman, OK (Protest)
Susan Parker: 312 Waterfront Dr., Norman, OK (Protest)
Keith Stiencamp: 441 Waterfront Dr., Norman, OK (Protest)
Sandra Whalen: 325 Waterfront Dr., Norman, OK (Protest)
Bonnie Cubert, 316 Waterfront Dr., Norman, OK (Protest)

Planning Commission Discussion

Commissioner Kindel inquired if anyone from Parks & Recreation was present, noting uncertainty about the City's authority over a Homeowners Associations (HOA's) use of its private park. She also asked if the fee in-line-of park land could be applied toward fencing to protect Royal Oaks residents.

Mr. Rieger responded the Park Commission had asked James Briggs whether the funds could be used for the pond area. Mr. Briggs indicated this was not permissible, as the pond is private property, and public funds or fee in-lieu-of cannot be used on private property. He further noted Mr. Briggs proposed the new neighborhood include public sidewalks to provide direct access to Royal Oaks Park.

Commissioner Kindel requested clarification on the intended height of the new duplexes, and Mr. Rieger confirmed they will be two-story buildings.

Commissioner Bird asked staff whether the applicant could install fencing on their property within the WQPZ, and whether the HOA could install a fence on their property or if their land also falls within the WQPZ.

Ms. Hoggatt stated nothing can be placed within a WQPZ, and if the map shows the WQPZ extends into the applicant's property, fencing cannot be installed there. Ms. Hoggatt further explained if the HOA area was platted before the Stream Planning Corridor was adopted, the WQPZ would not apply, allowing fencing around that area.

Commissioner Bird clarified this applicant cannot add a fence because their project is new and the WQPZ is in place. Ms. Hoggatt confirmed.

Commissioner Bird clarified any development permitted under this zoning could be constructed if the plan changes. While the current intent is for two-story duplexes, she noted a three-story apartment building could be allowed on the site under this zoning in the future. Ms. Hoggatt confirmed.

Commissioner Bird requested clarification on the impact of the work on the Summit Lakes dam on the lake in this area.

Mr. Brooks stated discharge from the Summit Lakes pond occurs at a constant rate that does not exceed historic levels. Pumping is paused during rain events, allowing the lake to refill from the watershed. As the lake is drawn down, discharge will eventually cease, and upon project completion, the lake will return to normal conditions.

Commissioner Bird asked what information could be provided to residents who have questions about the process and whom they should contact with concerns.

Mr. Brooks stated that residents can call the Public Works Engineering Department and ask for Jason Murphy, Brandon Brooks, Tim Miles, or Scott Sturtz.

Commissioner Bird asked for confirmation on whether bike lanes and sidewalks will continue to be maintained following this development.

David Riesland, Transportation Engineer, stated they will be maintained, and there is no intent to remove them.

Commissioner McKown noted some public concerns involved these duplexes being low-cost housing and asked the applicant if they had an estimate of the average rent once developed.

Mr. Rieger stated he could not provide a specific number at this time, as several factors influence pricing, but confirmed there is no plan for these to be low-income duplexes.

Commissioner Bird asked the applicant to explain how schools are funded through ad valorem taxes and to address public concerns regarding overcrowding at nearby schools.

Mr. Rieger stated he is not a school funding expert but explained that school districts are primarily funded through a combination of state funding based on student enrollment and ad valorem property taxes. As development occurs, increased property values and student populations generally result in additional funding for the school district. He also noted that school districts typically plan for growth at a district-wide level, and school impacts are not usually a direct consideration in the City's zoning process.

Commissioner Kindel added several alternative schooling options exist beyond public schools. She noted with Norman's charter schools, private schools, and online education options, it cannot be assumed that all children in the new neighborhood would attend the nearby public schools.

Commissioner Parker, a long-time resident of the Summit Lakes, noted his familiarity with past infrastructure improvements and anticipated growth in the area. He noted recent changes related to safety and land use, expressed that the proposed development is comparable to nearby developments and would be an improvement to the area, and appreciated the preservation of trees within the WQPZ. Commissioner Parker stated his support for the proposal.

Commissioner Kindel stated as a two-story development, this project would likely be compatible with surrounding property values and expressed support for the project. She noted concerns

about traffic congestion, particularly during school hours, and emphasized the importance of safety measures such as fencing and clearly designated pedestrian crossings. Commissioner Kindel also clarified the Commission's action is a recommendation only, with final vote resting with City Council.

Commissioner Bird clarified the Planning Commission provides recommendations, while the City Council makes the final decision. She encouraged public participation through written comments and direct communication with Council and noted that additional protests may still be submitted. Commissioner Bird also stated the City will update the zoning code following the AIM initiative, providing future opportunities for public engagement.

Staff confirmed a consultant has been selected for the update, with work expected to begin after Council approves the contract.

Commissioner Griffith expressed support for the project, noting it is less intense than what C-2 zoning would allow. He appreciated the inclusion of the Water Quality Protection Zone, found the density and spacing compatible with nearby neighborhoods, and described the developer as conscientious. He also supported additional safety measures, such as fencing, and encouraged continued coordination with City Council.

Commissioner McClure stated after reviewing the map, the proposed development density appears comparable to the surrounding neighborhood. He expressed support for environmental protection measures, suggested exploring opportunities to further enhance the pond area for wildlife including potential EPA involvement, then stated support for the project.

Commissioner Bird thanked attendees for their participation and protest letters, expressed appreciation for the information shared, and expressed hope the discussion clarified the project. She supported the WQPZ protections, suggested further discussion with Parks, and stated her support for the proposal.

Commissioner McKown thanked attendees and acknowledged concerns about wildlife and habitat impacts. She noted the WQPZ protections and expressed hope the developer would exceed minimum environmental requirements. She stated that the Commission's role is to evaluate consistency with the Comprehensive Land Use Plan and indicated support for the project based on that compliance.

Commissioner McDaniel stated under the current C-2 zoning, the potential development of the site was uncertain, and expressed support for the proposed plan as it reduces C-2 zoning and creates a buffer. He indicated a vote in favor of the project.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner McKown. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-28.

Planning Commission recommended approval of PP-2526-13.

Petition for Detachment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF O-2526-37: AN ORDINANCE APPROVING REQUESTED DETACHMENT OF CERTAIN PROPERTY LOCATED AT 2800 AND 2801 HENSLEY ROAD IN CITY OF NORMAN, OKLAHOMA.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. GIS of Properties
4. Warranty Deed
5. Joint Tenancy Quitclaim Deed
6. Signed Petition for Detachment
7. H&L No.9
8. First Affidavit of Publication
9. Second Affidavit of Publication

Staff Presentation

Beth Muckala, Assistant City Attorney, presented the Petition for Detachment.

Commissioner McKown asked Ms. Muckala to explain the reasons and advantages of de-annexing a property.

Ms. Muckala explained properties within the City of Norman are subject to City regulations, including zoning, building, and development codes. If the property were de-annexed, it would become unincorporated county property, which is subject to significantly fewer regulations.

Commissioner Bird added that taxes and bonds are also affected by de-annexation.

Commissioner McKown asked whether the property currently receives any benefits from the City.

Ms. Muckala stated no City infrastructure has been installed on the property. She noted that while the property does receive certain City services, those services are separate and can be addressed independently, even if the property is de-annexed.

Commissioner Bird asked whether there are areas within the City of Norman that are serviced by Moore utilities and areas outside City limits that are serviced by Norman utilities.

Ms. Muckala replied she was unsure of specific examples but explained that cities may provide services outside their boundaries through contractual agreements. She encouraged the Commission not to make utilities part of the detachment process, as utility service decisions are made by the respective utilities departments based on feasibility in each individual case.

Applicant Presentation

James Carlton, representative of the applicant, presented the Petition for Detachment.

Mr. Carlton stated the applicant is seeking de-annexation from the City of Norman because they believe they receive no benefits from being within the City limits while remaining subject to certain restrictions, such as those affecting contractors. He explained these restrictions make it more difficult to complete projects and increase the overall cost of those projects due to the property's location within the City limits.

Public Comments

No public comments.

Planning Commission Discussion

No further discussion from commission.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel.
Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-37.

Noun Hotel Rezoning

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

The applicant requests postponement to the February 12, 2026, Planning Commission meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Commissioner McKown.
Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission postponed O-2526-31 to the February 12, 2026, Planning Commission Meeting.

420 E. Lindsey Street Rezoning

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-30: 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 14 THROUGH

17 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (420 E. LINDSEY STREET, WARD 7)

The applicant requests postponement to the February 12, 2026, Planning Commission meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Commissioner McKown. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission postponed O-2526-30 to the February 12, 2026, Planning Commission Meeting.

809, 813, & 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)

This item has been withdrawn by the applicant.

GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS

Staff is requesting postponement to the February 12, 2026, Planning Commission Meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Commissioner McDaniel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission postponed O-2526-27 to the February 12, 2026, Planning Commission meeting.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Commissioner Bird announced a Small-Scale Development Workshop hosted by the IncDev Alliance on February 2, 2026, from 8:30 a.m. to 5:00 p.m. at The Standard, 313 E. Gray Street.

A registration fee applies, with scholarships available. The workshop is designed for individuals with little to no development experience and will introduce foundational development tools.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Passed and approved this _____ day of _____ 2026.
