

Chautauqua-Hoover-College Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, 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. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Narrative
4. Site Plan
5. Pre-Development Summary, 1-22-26
6. Protest Map & Letters

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Chautauqua-Hoover-College application.

Commission had no questions for staff.

Applicant Presentation

Matt Peacock, representative of the applicant, presented the PowerPoint for the Chautauqua-Hoover-College project that was submitted by the applicant.

Commissioner Parker asked whether stormwater detention is planned in the parking lot.

Mr. Peacock stated infiltration trenches will run through the middle of the parking lot, connecting to an underground detention system, and all roof drains will be directed to the infiltration trenches.

Commissioner Griffith asked about estimated cost per unit.

Mr. Peacock stated although costs are still being finalized, they anticipate monthly rent for the microunits to be approximately \$800-\$900 and expect the mortgage payments to be similar. Mr. Peacock stated their strategy is to pursue a pre-sale to test market viability before making a final decision on unit pricing.

Public Comments

Michael Carter, 1124 Chautauqua Ave., Norman, OK (Protest)
Fred Schmidt, 914 Elm Ave., Norman, OK (Protest)
Barbara O'Brien, 1124 Chautauqua Ave., Norman, OK (Protest)

Planning Commission Discussion

Commissioner Kindel requested clarification regarding the story height ordinance and whether the submitted plan exceeds the allowable story height.

Ms. Hoggatt explained the City of Norman zoning code does not state a number of feet for the height of a single story. The zoning code states the allowable number of stories.

Commissioner Brewer emphasized the adopted Land Use Plan is intended to protect the neighborhood and limit density. Any proposed development west of Chautauqua Ave. would require Planning Commission review to ensure consistency with the plan and the lower-density context. He noted that while future Commissions may differ, Commissioners are trained to follow the adopted plan.

He expressed support for the project's design, highlighting efforts to soften the buildings' height and locate most parking away from the street, showing building views over visible street parking. He viewed the project positively, highlighting the addition of smaller, potentially more affordable units that could appeal to young professionals or graduate students and help meet housing needs.

Commissioner Jablonski stated the project is a strong improvement and supports infill development in higher-density areas. He expressed concern that, as density increases, parks are not easily accessible from this area. While he appreciates recent efforts to add pocket parks, he emphasized the importance of continuing to prioritize small green spaces within infill areas to provide nearby recreational opportunities for residents.

Commissioner Kindel noted the project is a significant improvement from its previous presentation and better suited to the site. She appreciated the increased setback and smoother transition, which she said better respects the nearby family neighborhood across Chautauqua Ave. She also commended the development team for regularly engaging with neighbors, incorporating feedback, and exploring alternatives in response to concerns.

Motion made by Commissioner Brewer, **Seconded** by Commissioner Griffith.
Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-40.