



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 13, 2023 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 13th day of July, 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.

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Chair Erica Bird called the meeting to order at 6:33 p.m.

ROLL CALL

PRESENT

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

ABSENT

Douglas McClure
Michael Jablonski

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Melissa Navarro, Planner II
Zach Abell, Planner I
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
Bryce Holland, Multimedia Specialist

PUD Zoning & Preliminary Plat

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-2: West Franklin Holding Co., LLC requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-2021-47), to PUD, Planned Unit Development, for approx. 26.232 acres of property generally located south of Franklin Road and west of 48th Avenue NW.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Revised Preliminary Plat submitted by McKown Family, L.L.C. (SMC Consulting Engineers, PC) for RED SKY RANCH SECTION 2, for approx. 26.232 acres of property generally located south of West Franklin Road and west of 48th Avenue NW.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Revised Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Revised Preliminary Site Plan

Ms. McKown asked to be recused for these items.

Motion made by McDaniel, seconded by Kindel, to allow Ms. McKown to recuse for O-2324-2 and PP-2324-2.

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

The motion to allow Ms. McKown to recuse carried by a vote of 7-0. She vacated her seat.

PRESENTATION BY STAFF: Ms. Navarro presented the staff report, a copy of which is filed with the minutes. One protest letter was received which represented 4.3% of the notification area.

Mr. Griffith asked about the grade difference between the subject property and the property of the person who submitted the protest letter. Ms. Navarro indicated she is in the audience and can address that.

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, stated that the subject property all drains to the west and is designed with a detention pond to retain all the drainage from the project. He presented the project.

Mr. Griffith asked about accessory buildings. Mr. Joyce explained they have retained the language from RE zoning that allows accessory barns, shops, etc. They have added an allowance for accessory dwelling unit, which could be a barndominium.

Mr. Griffith asked if the accessory buildings will mirror the structure of the house. Mr. Joyce responded that the PUD does not obligate that, but it is usually addressed in the private covenants. Richard McKown, 4409 Cannon Drive, further addressed the covenants.

Mr. Parker asked about the slivers of floodplain. Chris Anderson, SMC Consulting Engineers, explained that the plan is to get the lots built up. He noted there is an existing detention pond on the south side of the sports facility which will handle about $\frac{3}{4}$ of the site.

AUDIENCE PARTICIPATION:

Louise Higgenbotham, 4201 48th Avenue N.W., expressed concern for her neighbors from the runoff from this development, as well as from additional water wells and septic systems, and from chemicals and fertilizers used on the properties. She also made comments with regard to who received notice of this project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel did not think that additional wells needs to be a concern to neighbors, based on information collected when the City needed to drill additional wells in Ward 5.

Ms. Bird commented that more protests can be submitted prior to the City Council meeting, and there will be opportunity for public comments at that meeting as well.

Ms. Bird appreciated that ADUs cannot be rented separately.

Motion made by McDaniel, seconded by Parker, to recommend approval of O-2324-2 and PP-2324-2 to City Council.

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

The motion to recommend approval of O-2324-2 and PP-2324-2 to City Council carried by a vote of 6-0.

Ms. McKown resumed her seat.

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