



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, March 12, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, March 12, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

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

ROLL CALL

PRESENT

Commissioner Cameron Brewer
Commissioner Douglas McClure
Chair Erica Bird
Secretary Kevan Parker
Vice Chair Michael Jablonski
Commissioner Steven McDaniel
Commissioner Maria Kindel

ABSENT

Commissioner Liz McKown
Commissioner Jim Griffith

STAFF PRESENT

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

GUEST PRESENT

Rebecca J Patten, 765 Asp Avenue STE 202, Norman, OK
Sean Hultman, 300 Norman Center Court, Norman, OK
Helen Grant, 201 W. Gray Street, Norman, OK
Ken & Sarah Hall, 520 E. Frank Street, Norman, OK
Allen Aleimeiche, 525. E Frank Street, Norman, OK
T & A Nafeh, 3205 Riverwalk Drive, 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 FEBRUARY 12, 2026.

Motion made by Vice Chair Jablonski, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

The motion was approved.

NON-CONSENT ITEMS

521 E Frank Street Rezoning

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-38: 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 NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (521 E FRANK STREET; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Kelly Abell, Planner I, presented the Staff Report for the 521 E. Frank Street project.

Commission had no questions for staff.

Applicant Presentation

Ben LaCourse, representative of the applicant, presented the 521 E. Frank Street project.

Commission had no questions for staff.

Public Comments

There were no public comments.

Planning Commission Discussion

There was no further Planning Commission discussion.

Motion made by Commissioner McDaniel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

Planning Commission recommended approval of O-2526-38.

Bob Moore Farms Rezoning, Preliminary Plat, & Right of Way Closure

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: 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 THE TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36TH AVENUE SW; WARD 3)

ITEMS SUBMITTED FOR THE RECORD

1. **Staff Report**
2. **Location Map**
3. **Narrative**
4. **Preliminary Site Plan**
5. **Revised Preliminary Plat**
6. **Greenspace**
7. **Preliminary Site Plan – Phase One**
8. **Pre-Development Summary, 1-22-26**

9. Protest Map & Letters

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE PP-2526-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC (SMC CONSULTING ENGINEERS, PC) FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT, FOR 55.7 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
 - 2. Revised Preliminary Plat**
 - 3. Preliminary Site Plan**
 - 4. Pre-Development Summary, 2-26-26**
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. Right of Way Closure Attachments**
- 3. Protest Map & Letters**

Staff Presentation

Logan Gray, Planner II, presented the Staff Report for the Bob Moore Farms project.

Commissioner Bird asked whether the current site plan includes any ingress and egress across the library parcel. Brandon Brooks, Capital Projects Engineer, confirmed that it does not.

Commissioner Bird asked whether the traffic splitter median near the library and the circular roundabout would be removed, allowing vehicles exiting the rear of the library to make a direct left turn instead of turning right and circling the roundabout. Mr. Brooks confirmed Ken Danner previously stated this would be the case.

Commissioner Bird asked whether the site plan includes any portion of the legal description extending across Willow Bend. He also noted additional protest letters were received requesting clarification on whether any portion of the Willow Bend right-of-way would be closed or remain dedicated as a public street. Mr. Brooks stated Willow Bend will remain open.

Commissioner Jablonski noted inconsistencies between the proposed development and the City's vision for the area, including lower density and a lack of mixed-use development, and asked staff to clarify the City's plans for development in that part of the City. Mr. Gray explained the Urban High Land Use policy encourages mixed-use development, including retail and workspace alongside residential. The proposed development is currently single-use residential at 14 units per acre, while the Urban Living Center designation typically calls for at least 18 units per acre.

Applicant Presentation

Libby Smith, representative of the applicant, presented the Bob Moore Farms project.

Commissioner McDaniel noted previous concerns about a cut-through raised during a previous presentation and asked whether the connection had been removed and if the development would be gated to address this issue. Ms. Smith confirmed it had been removed and the development would be a gated community, eliminating that concern.

Commissioner Jablonski asked how the current proposal compares to the original PUD in terms of height and density. Ms. Smith responded the new proposal adds approximately 200 more units than the previous plan, which included two-story and four-story buildings.

Commissioner Jablonski questioned why the proposal is limited to four stories given the City's housing needs and the potential to build taller in a central area. Ms. Smith stated the taller buildings would significantly increase development costs and change the construction type, and the proposed height is intended to remain compatible with the adjacent residential neighborhood to the west.

Public Comments

Rebecca Patten, 765 Asp Avenue STE 202, Norman, OK (Protest)

Sean Hultman, 300 Norman Center Court, Norman, OK (Protest)

Bret Bradley, 3217 Riverwalk Drive, Norman, OK (Protest)

Sheryl Tatum, 3217 Riverwalk Drive., Norman, OK (Protest)

Planning Commission Discussion

Commissioner Kindel asked whether the building height in the area is limited, specifically questioning whether developments are restricted to two additional stories above neighboring structures when considering density and height.

Mr. Gray stated under AIM Norman, Urban Living building types commonly range from four to five stories or more.

Commissioner Kindel asked if there is a specific citation to limit how many stories a development can exceed neighboring residential areas, referencing a previous project. Jane Hudson, Planning & Community Development Director, stated the previous project was in the Center City Form Based Code so there is a limit there but not where this project is proposed.

Commissioner Brewer expressed support for higher densities more consistent with the AIM Norman Plan and noted building height is often influenced by construction costs. He explained

buildings up to four stories can typically be wood framed, while taller buildings require more expensive construction methods, which may be a factor in the proposed four-story limit.

Commissioner Bird clarified while the site plan's legal description extends across Willow Bend, this does not indicate the street would be closed. She confirmed Willow Bend is not proposed for closure and would require a separate street vacation process, which would return to the Planning Commission for approval.

Commissioner Bird discussed traffic circulation changes near the library, noting removal of the roundabout and median would allow vehicles exiting the library to turn left. She also expressed support for the project, highlighting the revised plan addresses prior cut-through traffic concerns by making interior roads private and adds housing while remaining considerate to nearby neighbors.

Commissioner Jablonski asked for clarification regarding coordination with the library, noting the applicant stated the library supported the changes while the library's comments suggested remaining concerns. Ms. Smith responded they had worked with the library and believed the major issues had been addressed and confirmed they are willing to continue collaborating to resolve any remaining concerns.

Commissioner Brewer addressed concerns about the change from mixed-use to additional residential units, noting Norman has very limited sites available for dense apartment development and is currently behind in meeting housing needs. While preferring true mixed-use development, he said increasing housing units at this location helps address the City's shortage and expressed support for the project despite the trade-offs. Commissioner Jablonski added the project also helps prevent urban sprawl which he considers important.

Commissioner Parker asked whether the existing sanitary sewer line on the site has been evaluated to ensure no future work will be needed if it is covered by the proposed development. Brandon Brooks, Capital Projects Engineer, stated as part of their conditions for vacating the line will be rerouted.

Motion made by Commissioner McDaniel to approve with the caveat that the drive will not be a shared drive with the Pioneer Library System, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

Planning Commission recommended approval of O-2526-43, PP-2526-15, and O-2526-46.

City of Norman Amendment and Resolutions

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-113: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING ALL AFFECTED MAPS WITHIN THE AIM COMPREHENSIVE PLAN, AND ANY OF THE SEVEN DISTINCT APPROVED PLANS, IN ORDER TO UPDATE AFFECTED MAPS WITH THE MOST RECENT DEMONSTRATED ALIGNMENT OF THE ACCESS OKLAHOMA

TURNPIKES ACCORDING TO INFORMATION ANNOUNCED BY THE OKLAHOMA
TURNPIKE AUTHORITY.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. AIM Character, Land Use, and Transportation Maps**

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the AIM Maps Resolution.

Commissioner Kindel emphasized the importance of maintaining language on the maps clarifying the alignment is proposed and not a City of Norman project and asked that this wording remain included with the map updates. Ms. Hoggatt stated the clarification language will be included in the document accompanying the maps rather than printed directly on them. The statement notes that the City of Norman does not endorse or influence the development or alignment of the proposed turnpikes and the alignments shown reflect the most current information provided by the Oklahoma Turnpike Authority as of September 23, 2025. Ms. Hoggatt added that if alignments change in the future, an amendment will be brought forward for City Council review.

Commissioner Parker asked whether the Oklahoma Turnpike Authority (OTA) had released a formal alignment, noting a 30% design had not yet been provided. Ms. Hoggatt responded the alignment shown reflects the OTA's most recent announcement from September 23 and is the most current information available. She added that the action before the Commission is to recommend the updates to City Council for further discussion.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

No public comments.

Planning Commission Discussion

Commissioner Brewer asked whether the map updates were requested by the Oklahoma Turnpike Authority or by City Council. Ms. Hoggatt stated the updates were anticipated in the plan, as the AIM Norman Steering Committee had directed the maps be updated when new information becomes available.

Commissioner Parker noted the OTA alignment appears to have changed again since the September update and expressed concern about updating the maps while the alignment may still shift, particularly for nearby property owners facing uncertainty. Ms. Hudson acknowledged the OTA alignment may continue to experience minor changes, and additional updates could be

needed in the future. She emphasized the importance of keeping City maps as current as possible using the latest information available from OTA, noting the GIS layer is taken directly from OTA so residents see the most up-to-date alignment currently available.

Commissioner Brewer suggested including the date of the most recent proposed alignment on the maps or in a note to help clarify when the information was last updated for the public. Commissioner Bird noted the current maps do not include dates and suggested adding a revision date to indicate when updates occur. She added the revision date could reflect general updates rather than specifically referencing OTA's date and suggested a separate note or page could provide additional clarification if needed.

Commissioner Bird expressed support for updating the maps even if additional revisions are needed in the future, noting that providing the most current information helps improve transparency for residents and developers considering property purchases or development.

Commissioner Kindel asked about the cost to taxpayers for updating the maps each time. Ms. Hoggatt said the updates are built into existing staff time.

Commissioner Jablonski asked about the proposed minimum criteria route across the northern leg of Lake Thunderbird and whether approval from the Bureau of Reclamation would be required, expressing concern about potential impacts to the lake.

Mr. Riesland stated the lines shown on the map are conceptual and do not guarantee construction but indicate possible future connections. He added the route has been in discussion in response to past flooding that limited access in the area.

Commissioner Kindel added the connection has been discussed to improve emergency access, noting challenges with access, firefighting response, and evacuation during last year's wildfires.

Commissioner Bird stated discussion of the proposed route across Lake Thunderbird was outside the scope of the current agenda item, which is limited to OTA-related map updates. She suggested that topic be as a separate agenda item for future discussion and asked the commission to return to the item under consideration.

Motion made by Commissioner McDaniel, **Seconded** by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

Voting Nay: Secretary Parker

Planning Commission Recommended approval of R-2526-113.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-112: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN TO REMOVE THE 30-ACRE URBAN RESERVE LAND USE MINIMUM REQUIREMENT FOR DEVELOPMENT, AND TO IMPLEMENT

OTHER CONSISTENT CHANGES WITHIN THE URBAN RESERVE AND AGRICULTURAL RESIDENTIAL LAND USE CATEGORIES.

ITEMS SUBMITTED FOR THE RECORD

1. **Staff Report**
2. **Agricultural Residential Updates**
3. **Urban Reserve Updates**

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the AIM Urban Reserve and Agricultural Residential changes Resolution.

Commissioner Kindel asked whether the change to a 30-acre minimum resulted from Steering Committee and community input. Ms. Hoggatt confirmed it did. Commissioner Kindel asked if City Council is considering changing it to 10 acres after hearing from constituents seeking more flexibility to split their land, which Ms. Hoggatt confirmed.

Commissioner Bird added 10 acres is a common threshold in State regulations for lot splits, noting that 10 acres, sometimes five depending on the situation, is a typical measurement used in State language.

Commissioner Brewer asked how the 30-acre minimum was originally determined. Ms. Hudson explained it resulted from the AIM Norman Steering Committee and community input during listening sessions, with the intent of creating a transitional buffer area between future urban development moving east and the more rural areas near the lake.

Commissioner Kindel recalled the 30-acre minimum was intended to limit eastward sprawl, preserve rural land near the lake, and encourage infill development, but asked whether smaller land divisions could still occur through a PUD. Ms. Hoggatt responded a PUD could allow this but noted it may be costly due to application and platting requirements.

Commissioner Parker asked whether a 10-acre property in the Urban Reserve area would be allowed to include an accessory dwelling unit (ADU). Ms. Hoggatt clarified that ADUs are already permitted under existing zoning and the update simply reflects allowed building types and existing agricultural uses.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

No public comments

Planning Commission Discussion

Commissioner Jablonski expressed concern reducing the minimum lot size from 30 to 10 acres could effectively double density in the area and encourage outward growth rather than infill development. He noted spreading density farther from the urban core can make it more difficult to support services and amenities such as high-quality transit. While acknowledging the interests of individual property owners, he emphasized the need to consider broader impacts and indicated he would not support the proposed change.

Commissioner Bird asked how the change from a 30-acre to a 10-acre minimum would affect development potential. Ms. Hoggatt explained A-1 and A-2 zoning allows one principal dwelling unit and one accessory dwelling unit per lot. As a result, three 10-acre lots could allow up to six dwelling units if each included an ADU, whereas a single 30-acre lot would allow two units. She noted that while the permitted uses would not change, the number of potential lots, and therefore units, could increase.

Commissioner Bird asked how cluster development standards would affect the number of units if the base parcel size were 10 acres versus 30 acres. Ms. Hoggatt noted cluster development is percentage-based and evaluated case-by-case, making exact unit comparisons difficult. Ms. Hudson explained clustering, which allows smaller lots while preserving open space, existed prior to the AIM Norman Plan and is intended to protect natural features while allowing development flexibility.

Commissioner Bird stated they do not believe reducing the base parcel requirement from 30 acres to 10 acres would significantly increase development, noting the potential increase in dwelling units would likely be limited. They added that a 10-acre threshold is commonly used in other communities and could make rural residential property more attainable for residents while still allowing for larger lots and accessory dwelling units. The commissioner also acknowledged the importance of Norman's unique environmental features but stated the change could improve affordability for residents seeking rural living.

Commissioner Brewer asked how many 30-acre parcels remain in the area. Ms. Hoggatt responded the consultant previously counted them during the planning process, but she did not recall the exact number and noted the information could be reviewed and provided later.

Commissioner Bird stated she felt a 10-acre minimum was reasonable while still maintaining limitations. Commissioner Kindel expressed concern that the language could encourage cluster development through the PUD process. Commissioner McDaniel added cluster developments would still require a PUD and full review process, including returning to the Planning Commission for consideration. Ms. Hoggatt confirmed that was correct.

Commissioner Brewer asked if the 65% language was also in the 2025 Plan. Ms. Hoggatt confirmed. Ms. Hoggatt noted this was also included in the 2020 Plan.

Commissioner Bird noted that dividing land into smaller parcels for family members is common in rural areas, sharing an example of a property where a two-acre portion was divided from family land while the remainder remained largely open space. She stated smaller parcels can make it more feasible for families to share or transfer land.

Commissioner Parker asked whether the PUD requirements for acre lots apply regardless of whether the base parcel is 10 acres or 30 acres. Ms. Hoggatt confirmed this and added the language was simply moved from a different section.

Commissioner Jablonski stated he supports the existing language because it creates some development “friction” in outlying areas, which can encourage infill development within the city. They noted that limiting outward expansion can help promote denser development in the urban core.

Motion made by Commissioner McDaniel, **Seconded** by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Commissioner McDaniel

Voting Nay: Vice Chair Jablonski, Commissioner Kindel

Planning Commission recommended approval of R-2526-112.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION O-2526-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 (“SUBDIVISIONS”) OF THE CODE, SECTION 30-606(a) IN ORDER TO REMOVE THE 30-ACRE MINIMUM LOT SIZE REQUIREMENT FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the Subdivision Regulations Amendment.

Commissioner Jablonski asked what the potential impact of reducing the minimum from 30 acres to 10 acres, noting that it could effectively double density and questioning how that change could affect the goal of encouraging infill development.

Ms. Hoggatt stated during the two-year planning process the goal was to increase density in areas with existing services, parks, and infrastructure rather than expanding east toward the lake. She added larger lot sizes can also reduce potential runoff impacts associated with maintaining smaller residential lots. She acknowledged there are tradeoffs, particularly for property owners wanting to divide their land for family, and noting the issue presents competing considerations.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

No public comments

Planning Commission Discussion

No further Planning Commission Discussion

Motion made by Commissioner McDaniel, **Seconded** by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Kindel

Voting Nay: Vice Chair Jablonski

Planning Commission recommended approval of O-2526-47.

Islamic Society of Norman

9. 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 April 9, 2026 Planning Commission meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

The motion was approved.

1130 Rambling Oaks

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-39: 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 LOT THREE (3), IN BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION II, A REPLAT OF LOT 6, BLOCK 1, SPRING BROOK ADDITION SECTION 6, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND

PROVIDING FOR THE SEVERABILITY THEREOF. (1130 RAMBLING OAKS DRIVE; WARD 3)

The applicant requests postponement to the April 9, 2026 Planning Commission meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

The motion was approved.

Alameda Trails

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: 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 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

The applicant requests postponement to the April 9, 2026 Planning Commission meeting.

Motion to postpone made by Commissioner Kindel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

The motion was approved.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, gave an update on the PRO Housing Grant.

ADJOURNMENT