

OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE)

The applicant requests postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-13 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

1107 & 1111 Chautauqua Avenue Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Development Plan

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Matt Peacock, representative of the applicant, provided an overview and summarized the project: 24 units total, with eight units per floor. Each 330 square-foot micro-unit has one bedroom and targets young professionals. He noted 21 on-site parking spaces are provided, with ongoing talks for off-site leased parking to cover the remainder.

Commissioner McDaniel asked for the definition of Urban Medium. Mr. Peacock responded it refers to unit per acre. Commissioner Bird added the number is eight or more. Mr. McDaniel sought confirmation the project aligns with this, and Mr. Peacock confirmed it does.

Commissioner McDaniel asked about the setbacks and Mr. Peacock described the setbacks.

Commissioner Griffith raised concerns about having 24 units but only 21 parking spaces. Mr. Peacock explained they are negotiating with nearby properties for long-term off-site leased parking and exploring several options.

Commissioner Jablonski asked about the absence of recycling. Mr. Peacock explained the City does not permit recycling for this project and allows polycarts instead of dumpsters. Ms. Hudson added that as a multi-family designation, individual recycling carts are not provided.

Commissioner Bird asked Mr. Peacock to show the site plan indicating the polycarts and inquired if adding a dumpster would reduce parking. Mr. Peacock confirmed it would eliminate eight parking places.

Commissioner Bird expressed interest in providing one parking spot per bedroom. Mr. Peacock explained this would require moving the building to the back and placing parking in front, eliminating the access drive. When Commissioner Bird asked about adding bike racks in front, Mr. Peacock noted doing so would mean removing a couple of trees.

Commissioner Bird said she would like to see additional bike racks or internal storage such as hanging space for bikes.

Public Comments

Michael Carter, 1124 Chautauqua Ave., spoke in opposition to the project and urged the Commission to deny the item until neighbors are consulted. He expressed frustration that, unlike the previous item, this proposal did not include a Pre-Development meeting with community input.

Commissioner Bird explained the next steps for the item and noted there would be opportunities for public comments as the process continues.

Planning Commission Discussion

Commissioner Jablonski expressed concern about the proposed development's abundant amount of impervious surface.

Commissioner Kindel expressed concern about the high number of micro units for the limited space and shared her disappointment that no Pre-Development meeting was held to engage the neighbors.

Commissioner Bird expressed hope the developer will continue exploring and negotiating options, noting that parking remains a concern. She also emphasized that surrounding properties rely heavily on available parking.

Motion by Commissioner Jablonski to approve Ordinance O-2526-14. The motion dies for lack of a second motion.

Additional discussion took place amongst the Commissioners.

Commissioner Giffith asked why there was no Pre-Development meeting for this proposed development. Ms. Hudson responded that such a meeting is not a requirement.

Commissioner McClure expressed concerns about parking and the lack of communication with the surrounding neighbors.

Mr. Peacock stated he is committed to holding a meeting and working toward a balanced solution with neighbors and interested parties.

Commissioner Kindel said she wants the conversation between neighbors and the developer to happen before the Commission decides on the project.

Ms. Muckala clarified the Commissioners' questions regarding making a motion on the proposed project, noting a motion had been made but not seconded.

Mr. Peacock stated he aims to break ground in May 2026, to meet deadlines. He reiterated his commitment to meet with adjacent owners and interested parties to reach common ground and expressed hope for a yes vote, assuring he will address the concerns raised.

Ms. Hudson highlighted upcoming City Council meeting dates affected by the holiday and noted there should be enough time for the developers and neighbors to meet beforehand.

Mr. Peacock said he feels much more confident about the timeline based on the dates Ms. Hudson outlined.

Mr. Peacock requested postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-14 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Commissioner Jablonski made three suggestions. First, that the City considers providing recycling poly carts for multi-family properties; second, he praised the inclusion of trees in parking areas and encouraged future developers to do the same to reduce heat. Third, he expressed the importance of an organized approach to managing green space amid increased infill development.

Commissioner Bird expressed appreciation for staff's efforts in updating the staff report format.

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Passed and approved this 13 day of November 2025.

