

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 Stienkamp: 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-lieu-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.