

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**MAY 12, 2022**

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 12<sup>th</sup> day of May, 2022.

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.

Chair Erica Bird called the meeting to order at 6:38 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Kevan Parker  
Steven McDaniel  
Erica Bird  
Dave Boeck  
Shaun Axton  
Michael Jablonski

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Lora Hoggatt, Planning Services Manager  
Colton Wayman, Planner I  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney  
Todd McLellan, Development Engineer  
Jami Short, Traffic Engineer

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**CONSENT DOCKET**

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE APRIL 14, 2022 REGULAR PLANNING COMMISSION MEETING.**

Item No. 2, being:

**COS-2122-13 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2122-13: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BRENT AND NICOLE WAGGONER (POLLARD & WHITED SURVEYING, INC.) FOR WAGGONER ESTATES FOR 20.02 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NE CORNER OF 84<sup>TH</sup> AVENUE NE AND TECUMSEH ROAD.**

Item No. 3, being:

**SFP-2122-7 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY HARBOR HOMES, INC. (POLLARD & WHITED SURVEYING, INC.) FOR WILSON CORNER FOR 0.5804 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF PICKARD AVENUE AND WILSON STREET.**

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. Mr. Axton asked to remove Item 3.

*Dave Boeck moved to approve Items 1 and 2 on the Consent Docket as presented, and remove Item 3 from the Consent Docket. Steven McDaniel seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck,  
Shaun Axton, Michael Jablonski

NAYES

None

MEMBERS ABSENT

Erin Williford

Ms. Tromble announced that the motion, to adopt Items 1 and 2 on the Consent Docket as presented, and remove Item 3 from the Consent Docket, passed by a vote of 6-0.

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Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE APRIL 14, 2022 REGULAR PLANNING COMMISSION MEETING.**

The minutes of the April 14, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 6-0.

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Item No. 2, being:

**COS-2122-13 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2122-13: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BRENT AND NICOLE WAGGONER (POLLARD & WHITED SURVEYING, INC.) FOR WAGGONER ESTATES FOR 20.02 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NE CORNER OF 84<sup>TH</sup> AVENUE NE AND TECUMSEH ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Certificate of Survey
3. Staff Report

This item was approved on the Consent Docket by a vote of 6-0.

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Item No. 3, being:

**SFP-2122-7 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY HARBOR HOMES, INC. (POLLARD & WHITED SURVEYING, INC.) FOR WILSON CORNER FOR 0.5804 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF PICKARD AVENUE AND WILSON STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Short Form Plat
3. Staff Report

This item was removed from the Consent Docket by a vote of 6-0.

**PRESENTATION BY STAFF:**

None

1. Mr. Axton asked what they are planning to build on the lots, which are 50' wide.
2. Mr. McLellan responded that 50' is the minimum lot width in the regulations.
3. Mr. Jablonski asked about the closest park.
4. Ms. Hudson responded there is a school to the north, or southeast toward Reeves Park.

**PRESENTATION BY THE APPLICANT:**

1. Tim Pollard, Pollard & Whited Surveying, representing the applicant – This falls under the current zoning. In Oak Ridge there are some lots that are 50'; some of them have been adjusted out on the north side, but 50' is what they were originally.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Kevan Parker moved to approve SFP-2122-7 as requested. Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to approve SFP-2122-7 as requested, passed by a vote of 6-0.

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### **NON-CONSENT ITEMS**

Item No. 4, being:

**R-2122-111 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-111: LENNAR HOMES OF OKLAHOMA, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM MIXED USE DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF ROAD AND WEST OF OAKHURST AVENUE.**

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

Item No. 5, being:

**O-2122-42 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-42: LENNAR HOMES OF OKLAHOMA, L.L.C. REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF ROAD AND WEST OF OAKHURST AVENUE.**

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-D
4. Pre-Development Summary

and

Item No. 5, being:

**PP-2122-12 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LENNAR HOMES OF OKLAHOMA, L.L.C. (JOHNSON & ASSOCIATES) FOR THE VILLAGES, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF AVENUE AND WEST OF OAKHURST AVENUE, WITH A VARIANCE IN THE CUL-DE-SAC LENGTH.**

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Request for Variance
6. Site Development Plan
7. Pre-Development Summary
8. Greenbelt Commission Comments

### **PRESENTATION BY STAFF:**

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes. There was 0.52% protest within the notification area.
2. Mr. Jablonski asked about open space/recreation areas.

### **PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, Rieger Law Group, representing the applicant, addressed the protest and explained the proposal. He addressed the open space question, and noted the location of an existing park, as well as the decision of the Parks Board for fee in lieu of park.
2. Mr. Boeck asked whether the homes will be accessible. He also commented on the front-facing garages.

3. Ms. Bird asked the difference in size of the open space between this PUD and the previous PUD. Ms. Hudson indicated they are very close. Mr. Rieger explained the PUD regulations require 10-15%, and this is at 23%. This also maintains the 65% impervious per lot.

4. Ms. Bird asked if the PUD allows manufactured or pre-fab homes. Mr. Rieger responded it does not.

5. Mr. Boeck asked the square footage of the units. Mr. Rieger responded 1,000-1,200 square feet.

6. Ms. Bird asked if these could be characterized as a lower income housing type. Mr. Rieger did not think so.

7. Mr. Jablonski commented that he would be happier if the common area along the north were locked into the PUD as a treed area for wildlife.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Mr. Jablonski thinks the area is too far away from a park.

*Dave Boeck moved to recommend adoption of Resolution No. R-2122-111, Ordinance No. O-2122-42, and PP-2122-12, to City Council. Kevan Parker seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton
NAYES	Michael Jablonski
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-111, Ordinance No. O-2122-42, and PP-2122-12 to City Council, passed by a vote of 5-1.

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Item No. 7, being:

**O-2122-43 -- CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-43: HILLEL FOUNDATION REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE OR OTHER PLACE OF WORSHIP FOR APPROXIMATELY 20,625 SQUARE FEET OF PROPERTY LOCATED AT 494 ELM AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:**

1. Matt Peacock, Peacock Designs, representing the applicant, presented the project.
2. Mr. Boeck said he likes the design.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to recommend adoption of Ordinance No. O-2122-43 to City Council.  
Shaun Axton seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-43 to City Council, passed by a vote of 6-0.

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Item No. 8, being:

**O-2122-44 -- CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-44: ARMSTRONG BANK AND LAWSON RETAIL PROPERTIES, L.L.C. REQUEST REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR APPROXIMATELY 1.37 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STATE HIGHWAY 9 AND 24<sup>TH</sup> AVENUE SW (2301 MCKOWN DRIVE).**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Application for Site Plan Amendment
4. 1994 Approved Site Plan
5. Proposed Site Plan
4. Pre-Development Summary

Chair Bird announced that this item has been withdrawn by the applicant.

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**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

1. Ms. Hudson announced that the June 2 Special Meeting item has been moved to the June 9 Regular Meeting.
2. Ms. Hudson reported that the parks for the Short Form Plat are Lions Park, south of Main Street on Flood, and Walnut Park, south of Imhoff.  
Mr. Boeck commented both of those parks are a long way away.

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**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:17 p.m.

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Norman Planning Commission