



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 09, 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 9th day of November, 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.

Chair Erica Bird called the meeting to order at 6:36 p.m.

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Maria Kindel
Michael Jablonski

ABSENT

Jim Griffith

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Awet Frezgi, Traffic Engineer
Bryce Holland, Multimedia Specialist

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CCPUD Zoning

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-30: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq. ft. of property located at 321 W. Comanche Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-B

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. The applicant has amended their submittal to show 65% impervious coverage so a variance to the coverage is no longer required. There were no protests filed.

Mr. Jablonski asked if the existing trees will remain.

Ms. Bird asked about the required build line (RBL). Ms. Starr explained that in the Detached Frontage, the RBL is not a specific number, but is based on the nearby properties.

PRESENTATION BY THE APPLICANT: Jake Aldridge, representing the applicant, indicated they plan to leave the existing trees. He has a law office at 324 W. Main Street. He plans to lease one side to his business partner, and the other side will be used when his family needs to come to Norman for meetings regarding the trust. More density allows more opportunities. We don't have enough housing opportunities in the Core.

AUDIENCE PARTICIPATION:

Jayne Crumpley, 423 Elm, expressed concern with the project. She noted that the existing trees in the front are incredible.

Rick Pendergraft, 458 Elm, noted that the project increases density, and we don't have the infrastructure to support increased density.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird spoke in support of the project, citing the decrease in impervious coverage from 65.5% to 65%, retention of existing trees, the parking in the back, and accessibility. She wishes they had held a Pre-Development meeting. She noted it is important to protect single family neighborhoods.

Mr. Jablonski spoke in support. He likes the greenspace, and noted it is locked in by the PUD.

Mr. Brewer spoke regarding the process surrounding the Center City Form-Based Code and the ad hoc committees that have met to recommend amendments to the code. He is concerned with the precedent this will set and cannot support it.

Mr. Jablonski asked about a duplex versus single family. Ms. Starr explained that this area allows single family, or single family with an ADU, but a duplex does not meet that definition. Ms. Bird noted that an ADU is limited to 650 sq. ft.

Ms. Kindel said she likes the design.

Mr. Jablonski suggested making one front door, with two doors inside, so it looks like a single house.

Motion made by Kindel, seconded by McClure, to recommend approval of Ordinance No. O-2324-30, with the total impervious coverage amended to 65%, to City Council.

Voting Yea: McDaniel, Parker, Bird, McClure, Kindel, Jablonski

Voting Nay: Brewer, McKown

The motion to recommend adoption of Ordinance No. O-2324-30, with total impervious coverage amended to 65%, to City Council was adopted by a vote of 6-2.

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