



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Development Center, Conference Room A, 225 N. Webster Ave, Norman,  
OK 73069

Thursday, March 13, 2025 at 5:30 PM

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room A at the Development Center, on Thursday, March 13, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Ave, Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:38 p.m.

### ROLL CALL

#### PRESENT

Cameron Brewer  
Steven McDaniel  
Liz McKown  
Erica Bird  
Doug McClure  
Jim Griffith  
Maria Kindel

#### ABSENT

Michael Jablonski  
Kevan Parker

#### STAFF PRESENT

Jane Hudson, Planning and Community Development Director  
Lora Hoggatt, Planning Services Manager  
Destiny Andrews, Planner II  
Justin Fish, Planner I  
Beth Muckala, Assistant City Attorney III  
David Riesland, Transportation Engineer  
Todd McLellan, Development Engineer

#### GUEST PRESENT

Richard McKown  
Callie Zingali, 224 Bulverde Dr.  
Kristina Keenan, 220 Bulverde Dr.  
Russell Doughty, 304 Maybury  
Bryan Stambeck  
Helen Todd, 1600 E. Imhoff Rd.

Commissioner McKown requested recusal from items 3, 6, 7, 8, 9, 10, and 11.

**Motion** by Commissioner Brewer to approve recusal of Commissioner McKown from items 3, 6, 7, 8, 9, 10, and 11; **Second** by Commissioner Griffith.

***Motion was passed unanimously with a vote of 6-0.***

## **CONSENT ITEMS**

### **Minutes**

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION SPECIAL MEETING MINUTES OF FEBRUARY 3, 2025.

PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 13, 2025.

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

1. February 3, 2025 Planning Commission Special Meeting Minutes
2. February 13, 2025 Planning Commission Meeting Minutes

### **Preliminary Plats**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WPM PROPERTIES, LLC (BOBBY SKAGGS LAND SURVEYING, LLC) FOR CHARLESTON RIDGE ADDITION FOR .47 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TECUMSEH ROAD AND CHARLESTON ROAD.

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

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan

### **Certificates of Survey**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-9: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY THE RANCH ON ROBINSON, LLC (DURHAM SURVEYING, INC.) FOR RANCH ON ROBINSON, FOR 54.067 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ROBINSON STREET AND 60<sup>TH</sup> AVENUE N.E.

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

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

**Motion** by Commissioner Kindel to approve the minutes from the February 3, 2025 Planning Commission Special Meeting, and February 13, 2025 Planning Commission Meeting; and PP-2425-10; **Second** by Commissioner McDaniel.

***Motion passed unanimously with a vote of 7-0.***

**Motion** by Commissioner McDaniel to approve COS-2425-9; **Second** by Commissioner Griffith.

***Motion passed unanimously with a vote of 6-0, 1 recusal.***

## NON-CONSENT ITEMS

### 2710 36th Ave NW Rezoning and NORMAN 2025 Amendment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)

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

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

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: 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 NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

#### **ITEM SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Site Plan
4. Estimated Elevations

### Staff Presentation

Destiny Andrews, Planner II, presented the staff report.

### Applicant Presentation

Applicant elected not to present on the item.

### Public Comment

There were no public comments.

**Motion** by Commissioner McKown to recommend approval of Resolution R-2425-81 and Ordinance O-2425-24; **Second** by Commissioner Kindel.

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

**Tecumseh Road Storage Rezoning, NORMAN 2025 Amendment, and Preliminary Plat**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-91: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (281 W TECUMSEH ROAD)

**ITEMS SUBMITTED FOR THE RECORD**

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

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-26: 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 SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (281 W TECUMSEH ROAD)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Plat
6. Preliminary Landscape Plan

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-8: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY G2 SOK INVESTMENTS, LLC (BLEW SURVEYING ENGINEERING ENVIRONMENTAL) FOR TECUMSEH ROAD STORAGE, A PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 5.93 ACRES OF PROPERTY LOCATED AT 281 W. TECUMSEH ROAD.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Traffic Letter

5. Development Review Form
6. Preliminary Plat
7. Protest Map
8. Protest Letters

### **Staff Presentation**

Destiny Andrews, Planner II, presented the staff report.

### **Applicant Presentation**

Gunner Joyce, Representative of Applicant, presented the proposed item.

Commissioner Bird asked to address concerns brought up in protest letters.

Bryan Stambeck, Applicant, addressed the concerns regarding crime, pest control, and surrounding property values. He explained that everyone using the facility must have a valid driver's license, otherwise a background check would be performed. There are no on-site dumpsters, to reduce pest problems.

Commissioner Brewer asked about the self-maintenance plan. Mr. Stambeck explained that there is a manager on site seven days a week who is instructed to walk the perimeter three times a day. There is also a lawn care service that will up keep the maintenance of the property weekly.

### **Public Comments**

Kristina Keenan, 220 Bulverde Dr. (Protest)

Russell Doughty, 304 Maybury (Protest)

Callie Zingali, 224 Bulverde Dr. (Protest)

### **Commission Discussion**

Commissioner Kindel wanted to clarify the distance from the property line to the nearest building. Mr. Joyce responded that it is 75 feet to the nearest building from the rear property line.

Commissioner Kindel asked where the lights and cameras would be aimed and located. Mr. Joyce responded that all the lights are attached to the buildings and shielded downward. Mr. Stambeck explained that all cameras are aimed at the lots' interior, not facing towards the outer fences or nearby properties.

Commissioner Brewer asked when this item is intended to go to City Council. Jane Hudson, Planning & Community Development Director, stated that items go the following month but the applicant controls their item and have the ability to be fast tracked.

**Motion** by Commissioner McClure to recommend approval of Resolution R-2425-91, Ordinance O-2425-26, and PP-2425-8; **Second** by Commissioner Brewer.

***The motion passed unanimously with a vote of 6-0, 1 recusal.***

**North Norman Village Rezoning, NORMAN 2025 Amendment , and Preliminary Plat**

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-92: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE MIXED USE DESIGNATION AND PARKLAND DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION, FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA, AND REMOVAL FROM SPECIAL PLANNING AREA 4. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)

**ITEMS SUBMITTED FOR THE RECORD**

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

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT ORDINANCE O-2425-27: 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 NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W), OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Plat
5. Preliminary Site Plan
6. Greenspace Plan

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY APEX PROPERTIES, LLC (SMC CONSULTING ENGINEER) FOR NORTH NORMAN VILLAGE, A PLANNED UNIT DEVELOPMENT, FOR 130.76 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE I-35 AND WEST INDIAN HILLS ROAD INTERSECTION.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map



3. Preliminary Plat
4. Development Review Form
5. Traffic Letter

### **Staff Presentation**

Justin Fish, Planner I, presented the staff report.

### **Application Presentation**

Sean Rieger, Representative of Applicant, and Richard McKown, Applicant, discussed the proposed PUD, Planned Unit Development.

Commissioner Bird explained that she would be in favor of the 2-foot setback in the rear facing, alley access parking properties.

### **Public Comment**

There were no public comments.

### **Commission Discussion**

Commissioner Kindel explained that she really liked the innovation and greenspace of this development. She also expressed that this is the right place for mixed use.

**Motion** by Commissioner Brewer recommend approval Resolution R-2425-92, Ordinance O-2425-27, and PP-2425-9; **Second** by Commissioner Kindel.

Commissioner Bird asked if the Commission wanted to make a condition to the comments brought up for the 2-foot setback for rear facing, alley access parking. Commissioners agreed.

**Motion** by Commissioner Brewer to amend the previous motion to include the inclusion of the 2 foot setback in areas with alley access parking; **Second** by Commissioner Kindel.

Ms. Hudson clarified that the applicant will need to show that change on the Preliminary Plat before going to City Council.

***The motion passed unanimously with a vote of 6-0, 1 recusal.***

**Life.Church Norman Rezoning and NORMAN 2025 Amendment**

**12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-93:** A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (2919 CLASSEN BLVD.)

**ITEMS SUBMITTED FOR THE RECORD**

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

**13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-28:** 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 THE LOT 1, BLOCK 1, LIFE.CHURCH NORMAN AND LOT 2C, BLOCK 1, SOUTH CLASSEN ADDITION OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2919 CLASSEN BLVD. AND 1500 E. IMHOFF RD.)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. PUD Narrative
4. PUD Site Plan
5. Open Space Plan

**Staff Presentation**

Destiny Andrews, Planner II, presented the staff report

**Applicant Presentation**

Colton Wayman, Representative of Applicant, presented on the proposed item.

Mr. Wayman clarified that this application is strictly for the addition of a driveway off Classen Blvd.

**Public Comment**

Helen Todd, 1600 E. Imhoff Rd (Support)

**Motion** by Commissioner Kindel to recommend approval of Resolution R-2425-93 and Ordinance O-2425-28; **Second** by Commissioner McDaniel

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

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Lora Hoggatt, Planning Services Manager, announced that the AIM Norman Steering Committee recommended approval to Planning Commission at their March 12, 2025 meeting. She also notified Commissioners that there would be a City Council and Planning Commission Joint meeting on April 9<sup>th</sup> and that they will vote on April 10<sup>th</sup>.

**ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Planning Commission Officer