



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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NORMAN 2025, PUD & Preliminary Plat

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

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

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-G

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for BRIDGEVIEW AT CARRINGTON, A Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

Motion made by Jablonski, seconded by Parker, to allow Ms. McKown to recuse on these items.

Voting Yea: Brewer, McDaniel, Parker, Bird, McClure, Kindel, Jablonski
Abstaining: McKown

The motion to allow Ms. McKown to recuse passed by a vote of 7-0. Ms. McKown vacated her seat.

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicant, presented the project.

Richard McKown, 4409 Cannon Drive, provided additional information on the project, including some of their plans for the open space/detention areas.

Ms. Bird asked about maintenance of the green alleys. Mr. Joyce explained they will be maintained by a Property Owners Association.

AUDIENCE PARTICIPATION:

Adam Ross, 3308 Winchester Circle, spoke regarding the outward development following the highway. He also spoke about development he has seen in England, and regarding supporting transportation options for residents.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel spoke in support of the project, especially the green space and using the floodplain/drainage areas as an opportunity for activity.

Mr. McClure commented that he would love to live in the development.

Mr. Jablonski thinks it is a great project. He likes the ADUs, and leaving untouched areas for existing wildlife.

Ms. Bird likes the community feel of the backyards. She also spoke about the proximity of this development to Franklin Woods. She likes the ADUs. Although there is no public park, the development still has amenities.

Motion made by Parker, seconded by Kindel, to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8 to City Council.

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

The motion to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8, the preliminary plat for BRIDGEVIEW AT CARRINGTON, a Planned Unit Development, passed by a vote of 7-0.

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Ms. McKown resumed her seat.