



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, January 12, 2023 at 6:30 PM

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### MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12<sup>th</sup> day of January, 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.

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Chair Erica Bird called the meeting to order at 6:30 p.m.

#### ROLL CALL

##### PRESENT

Cameron Brewer  
Kevan Parker  
Liz McKown  
Steven McDaniel  
Erica Bird  
Douglas McClure  
Jim Griffith  
Maria Kindel  
Michael Jablonski

A quorum was present.

##### STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning & Community Development  
Lora Hoggatt, Planning Services Manager  
Colton Wayman, Planner I  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
Roné Tromble, Recording Secretary  
Mitchell Richardson, Multimedia Supervisor

#### 1. Election of Officers

Motion made by Steven McDaniel to nominate Erica Bird as Chair, Kevan Parker as Vice Chair, and Michael Jablonski as Secretary; seconded by Liz McKown.

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

## **NORMAN 2025/Simple Planned Unit Development**

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-76: Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

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

1. NORMAN 2025 Map
2. Staff Report

and

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-22: Sooner Traditions Realty, L.L.C. requests rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

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

1. Location Map
2. Staff Report
3. 1300 W. Lindsey SPUD Narrative with Exhibits A-D

**PRESENTATION BY STAFF:** Mr. Wayman reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:** Sean Rieger, Rieger Law Group, representing the applicant, presented the project.

Mr. Griffith asked if the existing law office will be retained as a law office. Mr. Rieger responded that the structure will be retained, but the uses could change.

Mr. Griffith asked about the large green space and maintenance of it. Mr. Rieger responded.

Mr. Parker commented there may be a water line that runs through the area designated for storm water detention. Mr. Rieger responded.

Ms. McKown commended the applicant on keeping the mature trees and open space. Mr. Jablonski agreed.

Mr. Jablonski asked about how far a nearby cell tower is from the buildings. Mr. Rieger responded that he did not know, but he believes the ordinance discusses a 200' separation for residential uses.

Ms. Bird asked if the median on Lindsey is blocking the ability to make a left turn into the property. Mr. Rieger responded that Lindsey Street allows U-turns.



**AUDIENCE PARTICIPATION:**

Adam Ross, 3308 Winchester Circle, made comments regarding rezoning of R-3, pedestrian connectivity to Rebecca Lane, and a large mature tree.

Braelyn Polite, 240 E. Kerr, Midwest City, made comments.

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

Mr. Jablonski asked what would happen if there is a water line in the front of the property. Mr. Rieger responded.

Mr. Parker commented on rain gardens. Mr. Rieger responded.

Mr. Griffith asked if there is any way the mature tree near the rain gardens can be saved. Mr. Rieger said they will look at it.

Mr. Brewer commented he thinks this plan is in the spirit of the 2025 plan. This was a prime opportunity to have more creativity with the development, specifically with the orientation of the building on the site to address the sea of parking along Lindsey Street.

Mr. Jablonski asked if there is a way to stimulate the kind of development that the Commission thinks would be more productive in terms of beautifying the area.

Motion made by Kevan Parker to recommend approval of Resolution No. R-2223-76 and Ordinance No. O-2223-22 to City Council; seconded by Steven McDaniel.

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

The motion to recommend approval of Resolution R-2223-76 and Ordinance O-2223-22 to City Council passed by a vote of 9-0.

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