



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, February 08, 2024 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 8th day of February, 2024.

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 6:32 p.m.

## ROLL CALL

### PRESENT

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

### ABSENT

Douglas McClure

A quorum was present.

### STAFF PRESENT

Jane Hudson, Director of Planning & Community Development  
Lora Hoggatt, Planning Services Manager  
Melissa Navarro, Planner II  
Beth Muckala, Assistant City Attorney  
Scott Sturtz, Interim Director of Public Works  
Todd McLellan, Development Engineer  
Jack Burdett, Subdivision Development Coordinator  
David Riesland, Transportation Engineer  
Bryce Holland, Multimedia Specialist  
Roné Tromble, Admin. Tech. IV

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## CONSENT ITEMS

Motion made by McDaniel, seconded by McKown, to approve the Consent Docket as presented.

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

The motion to approve the Consent Docket as presented passed by a vote of 8-0.

### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR PLANNING COMMISSION MEETING.

The January 11, 2024 Planning Commission minutes were adopted on the Consent Docket by a vote of 8-0.

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### Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-10: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY MARK KRITTENBRINK (POLLARD & WHITED) FOR ELM AVENUE COTTAGES FOR APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT 463 ELM AVENUE.

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

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

The Short Form Plat for Elm Avenue Cottages was approved on the Consent Docket by a vote of 8-0.

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### Preliminary Plats

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-14: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR HALLBROOKE ADDITION, WITH A VARIANCE IN CUL-DE-SAC LENGTH FOR GREENSBORO WAY, FOR 41.57 ACRES OF PROPERTY GENERALLY LOCATED SOUTH AND WEST OF E. ROCK CREEK ROAD AND 24TH AVENUE N.E.

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

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Plat
5. Typical Lot Plan
6. Request for Variance in cul-de-sac length
7. Pre-Development Summary

The Preliminary Plat for Hallbrooke Addition was recommended for approval to City Council, with a variance in the cul-de-sac length for Greensboro Way, by a vote of 8-0.

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## NON-CONSENT ITEMS

### **NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

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

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

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48<sup>TH</sup> AVENUE N.W.)

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

1. Staff Report
2. Location Map
3. Zoning Map
4. Preliminary Plat
5. Preliminary Site Plan
6. Park Board Staff Report
7. Pre-Development Summary

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48<sup>TH</sup> AVENUE N.W.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Site Plan
5. Preliminary Plat
6. Pre-Development Summary

**PRESENTATION BY STAFF:** Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes. A protest was received which represented 45.8% of the notification area.

Mr. Jablonski asked about a park. Ms. Navarro explained that the Parks Board adopted a fee-in-lieu of parkland for this development. This area was part of a neighborhood park master plan. Ruby Grant Park is 2 miles south of the property.

Mr. Griffith asked about the proposed turnpike. Ms. Navarro did not have that information.

**PRESENTATION BY THE APPLICANT:** Sean Rieger, representing the applicant, explained the proposed development and surrounding uses, with Moore to the north and Oklahoma City to the west. They believe the turnpike will go through the bottom of the site, and if that happens they will have to redo the site plan and preliminary plat. The street going through the middle of the site will connect to Redlands on the east and to the neighbor to the north. He addressed the concerns raised in the protest letter. He spoke about Gateway Park and the Parks Board decision for fee-in-lieu of parkland. He showed the current proposed layout for the turnpike with this and adjacent site plans superimposed over it.

Mr. Jablonski asked if there will be any one-bedroom units in the apartments. Mr. Rieger did not know.

Mr. Brewer asked which sites have been developed, which have not, and which are under development. Mr. Rieger responded that Glenridge PUD has been developed. Redlands has been approved. The Foxworth Addition was approved but the preliminary plat has probably expired.

Ms. Bird asked about the difference between a site plan for a zoning request vs. a PUD. Mr. Rieger responded that a preliminary plat requires a site plan. A PUD requires a site plan. Straight zoning does not require a site plan.

Ms. Bird asked about the buffer in the multi-family area and whether parking lots will be backing up to the adjacent single-family lots. Mr. Rieger responded that townhomes are planned for the west section adjacent to the single-family to the north. The parking lot is around the perimeter of the north section of multi-family, with clubhouse, etc. in the center. He believes the greenspace buffer of the parking lot is 10'.

**AUDIENCE PARTICIPATION:** None

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

Mr. Jablonski likes the trees included in the parking areas. He likes the higher density. He is disappointed with a fee-in-lieu of parkland.

Motion made by Griffith, seconded by McKown, to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council.

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

The motion to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council was approved by a vote of 8-0.

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**NORMAN 2025, SPUD Zoning & Preliminary Plat**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-104: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), 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 OFFICE DESIGNATION. (1720 NORTH PORTER AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
  2. NORMAN 2025 Map
  3. Pre-Development Summary
8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-38: 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 SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1720 NORTH PORTER AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
  2. Location Map
  3. Zoning Map
  4. SPUD Narrative with Exhibits A-C
  5. Preliminary Plat
  6. Development Plan
  7. Pre-Development Summary
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-13: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ANTHONY BLATT, ON BEHALF OF THE OWNER FOR VCN DEVELOPMENT, A SIMPLE PLANNED UNIT DEVELOPMENT. (1720 NORTH PORTER AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Plat
5. Development Plan
6. Pre-Development Summary

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

Ms. Kindel asked if there will be a shared entry off Porter at the light. Ms. Hoggatt responded affirmatively.

**PRESENTATION BY THE APPLICANT:** Anthony Blatt is representing a client that wishes to purchase the property to put a medical facility on it, which the current zoning does not allow. The original land use plan allowed for institutional, but changed to residential when the most recent SPUD was done. They are proposing to develop two buildings on the site. The client has not purchased the property yet. The development plan shows a 22,000 sq. ft. office building on the east, and 10,000 sq. ft. office space. The buildings have not yet been designed. They would like to have all comments on the drainage calculations addressed when this goes to Council, so the client can purchase the property and go forward with design of the buildings.

Mr. Griffith asked if the buildings will be single story. Mr. Blatt responded affirmatively.

Ms. McKown noted the design shows the trees on the south border, but does not show the ash tree that the neighbors were concerned with. Mr. Blatt stated that the ash tree is to remain, it needs to be shown on the site plan, and they are willing to amend the SPUD document to include it.

Mr. Brewer asked how the number of parking spaces was determined. Mr. Blatt explained that the client wants to make sure there is enough parking for staff and the people coming to the facility. They do exceed the current parking ordinance; they will be happy to make adjustments to meet the ordinance.

Ms. Kindel asked about the second building. Mr. Blatt said they will not be building the additional parking or the building until they know who will be occupying it. Ms. Kindel asked how many of the parking spaces shown on the plan will be for the first building. Mr. Blatt said approximately 2/3 of the parking spaces.

Mr. Griffith asked if there will be suites for rent. Mr. Blatt said it will be a single use medical facility in the larger building.

Ms. Bird asked for clarification on the lighting. Mr. Blatt responded that they want to be good neighbors. They are concerned about uniform light distribution for safety in the parking lot. They would be willing to work with staff and adjacent property owners to make sure the lights are appropriate.

**AUDIENCE PARTICIPATION:** None

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

Mr. Brewer asked what the parking requirement is. Ms. Hudson responded that the parking ordinance was recently changed from requirements to recommendations in the commercial, office and retail sectors. Mr. Brewer commented that he likes the single user, but thinks there needs to be more definition of the parking needs.

Mr. Jablonski was concerned with the amount of concrete, stormwater runoff, and heat that will be generated by the parking lot. He thinks there needs to be a tree buffer on the north and west.

Mr. Brewer asked if there is any type of buffer planned. Mr. Blatt said they plan a 6' sight-proof fence on the north and west and a 20' landscape border.

Ms. Bird commented on the lack of a stormwater report. Mr. McDaniel pointed out that they will have to meet the standards before their building permit will be approved.

Ms. Kindel is concerned about the number of parking spaces. She would also like to see greenspace in the northwest area.

Motion made by McDaniel, seconded by Parker, to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council.

Voting Yea: McDaniel, McKown, Bird, Griffith, Parker

Voting Nay: Brewer, Jablonski, Kindel

The motion to recommend approval of Resolution No. R-2324-104, Ordinance No. O-2324-38, and PP-2324-13 to City Council was adopted by a vote of 5-3.

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**Zoning Ordinance Amendment**

**10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-39:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 ("ZONING"), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Ordinance No. O-2324-39 Annotated

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

**AUDIENCE PARTICIPATION:** Richard McKown, 4409 Cannon Drive, the Chair of the Housing Subcommittee for AIM Norman, spoke in support of this ordinance.

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

Mr. Parker said he is glad to finally see some movement on this issue.

Mr. Brewer commented that the addition of an ADU would not be possible on most lots with the 40% building coverage limit.

Motion made by Kindel, seconded by McKown, to recommend adoption of Ordinance No. O-2324-39 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-39 to City Council was adopted by a vote of 8-0.

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## **Zoning Ordinance Amendment**

**11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-40:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATES USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

1. Staff Report
2. Ordinance No. O-2324-40 Annotated

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

Ms. Bird raised the question of whether an ADU is necessarily detached; in this ordinance it is not necessary for the ADU to be detached. Ms. Hoggatt added that situation could be better for aging in place for relatives.

**AUDIENCE PARTICIPATION:** Daniel Zavala Paramo, 609 Nebraska Street, is the Director of Policy for Students for Local Action (SLA). SLA is the University of Oklahoma's first and only student-led climate advocacy group. ADUs are a great way to increase supply of housing without the hurdle of acquiring new property, installing City infrastructure, etc. They tend to be cheaper to rent. They are good for the climate: an efficient use of existing land, increases density, and reduces sprawl. The student members have voted unanimously to endorse ADUs in Norman.

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

Mr. Brewer spoke in support of the ordinance. The Strong Towns Leadership Committee made five recommendations to Council for discussion at their retreat; the top priority was to develop an ADU ordinance.

Ms. Bird thanked staff for their work on this ordinance.

Motion made by Brewer, seconded by McKown, to recommend adoption of Ordinance No. O-2324-40 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-40 to City Council passed by a vote of 8-0.

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## **PUD Zoning & Preliminary Plat**

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: 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 PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

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

1. Continuance Memo
2. Request for Continuance

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

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

1. Continuance Memo
2. Request for Continuance

Motion made by Kindel, seconded by Griffith, to continue Ordinance No. O-2324-35 and PP-2324-12 to the April 11, 2024 Planning Commission meeting.

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

The motion to continue Ordinance No. O-2324-35 and PP-2324-12 to the April 11, 2024 Planning Commission meeting passed by a vote of 8-0.

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**NORMAN 2025, PUD Zoning & Preliminary Plat**

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Postponement Memo
2. Request for Postponement

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Postponement Memo
2. Request for Postponement

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Postponement Memo
2. Request for Postponement

Motion made by Jablonski, seconded by Kindel, to postpone Resolution R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the March 14, 2024 Planning Commission meeting.

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

The motion to postpone Resolution R-2324-76, Ordinance O-2324-28, and PP-2324-10 to the March 14, 2024 Planning Commission meeting passed by a vote of 8-0.

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## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Ms. Hoggatt outlined the upcoming AIM Norman Community Neighborhood Workshops on February 12, 13, and 15. Information if available at [aimnorman.com](http://aimnorman.com). There will be three more during the second week of March. The Steering Committee will be meeting on February 14.

Mr. Jablonski asked about the possibility of changing the start time of Planning Commission meetings to an earlier time. Ms. Muckala said she would research that question.

## **ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 7:56 p.m.

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Planning Commission