



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 08, 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 8th day of June, 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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Secretary Michael Jablonski called the meeting to order at 6:35 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Liz McKown
Michael Jablonski
Steven McDaniel
Jim Griffith

ABSENT

Douglas McClure
Erica Bird
Kevan Parker
Maria Kindel

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Zach Abell, Planner I
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
Bryce Holland, Multimedia Specialist

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CONSENT ITEMS

Motion made by McKown, Seconded by Griffith, to approve Items 1 through 5 on the Consent Docket as presented.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion carried by a vote of 5-0.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 13, 2023 Regular Planning Commission meeting.

The minutes of the April 13, 2023 Planning Commission meeting were adopted as presented on the Consent Docket by a vote of 5-0.

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Preliminary Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-7: Consideration of a Preliminary Plat submitted by Gary and Lynn Do (Parkhill Lemke Land Surveying) for DOMERICA ADDITION, SECTION 1 for 2.06 acres of property located at 3360 Classen Boulevard.

The Preliminary Plat for DOMERICA ADDITION, SECTION 1 was recommended for adoption by City Council on the Consent Docket by a vote of 5-0.

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Short Form Plats

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-2: Consideration of a Short Form Plat submitted by David Armstrong (Delta Surveying Co.) for THE CAREY ADDITION for 1.905 acres of property generally located at the southeast corner of Imhoff Road and Classen Boulevard.

The Short Form Plat for THE CAREY ADDITION was approved as presented on the Consent Docket by a vote of 5-0.

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-3: Consideration of a Short Form Plat submitted by Sooner Traditions Realty, L.L.C. (Arc Engineering Consultants) for ZAYDEN'S PLACE for 2.19 acres of property located at 1300 W. Lindsey Street.

The Short Form Plat for ZAYDEN'S PLACE was approved as presented on the Consent Docket by a vote of 5-0.

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Virgil and Elizabeth Bevel (Pollard & Whited Surveying, Inc.) for BEVEL ADDITION for 0.512 acres of property located at 902 Hoover Street.

The Short Form Plat for BEVEL ADDITION was approved as presented on the Consent Docket by a vote of 5-0.

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NON-CONSENT ITEMS

NORMAN 2025 Amendment & SPUD Zoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-125: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Office Designation to High Density Residential Designation for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-38: Hampton Homes, L.L.C. requests rezoning from CO, Suburban Office Commercial District, to SPUD, Simple Planned Unit Development, for 0.32 acres of property located at the southeast corner of University Boulevard and Tonhawa Street (215 & 229 N. University Blvd.).

Items 6 and 7 were withdrawn by the applicant on June 6, 2023. No action is necessary.

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SPUD Zoning

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-45: Cimarron Precious Metals, Inc. requests rezoning from I-1, Light Industrial District, to SPUD, Simple Planned Unit Development, for 0.43 acres of property located at 1001 N. University Boulevard.

Code Amendments

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-31: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 (“ZONING”) AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, AND TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-47: AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 (“ZONING”) AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, TO AMEND THE CENTER CITY REGULATING PLAN MAP TO AMEND THE REQUIRED BUILD LINE ALONG THE NORTH SIDE OF BOYD STREET FROM A POINT STARTING WEST OF MONNETT AVENUE AND CONTINUING TO THE BNSF RAILROAD RIGHT-OF-WAY; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Griffith, Seconded by McDaniel, to postpone Items 10, 12, and 13 to the July 13, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion for postponement of Ordinance No. O-2223-45, Ordinance No. O-2223-31, and Ordinance No. O-2223-47 to the July 13, 2023 Planning Commission meeting carried by a vote of 5-0.

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Rezoning to R-1

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-39: Stephen Teel requests rezoning from R-3, Multi-Family Dwelling District, to R-1, Single Family Dwelling District, for property located at 485 College Avenue.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Staff Report
- 3. Site Plan

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

Mr. Brewer asked if the existing house is a contributing structure within the historic district. Ms. Starr said it is.

PRESENTATION BY THE APPLICANT: The applicant, Stephen Teel, was available to answer questions, but did not make a presentation.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer commented his concerns would be with what modifications may occur to the house, but there are pretty tight restrictions and guidelines what you can do in the Historic Districts.

Motion made by Griffith, Seconded by McDaniel, to recommend approval of Ordinance No. O-2223-39 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion to recommend approval of Ordinance No. O-2223-39 to City Council passed by a vote of 5-0.

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Center City PUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-44: 101 W, L.L.C. requests rezoning from CCFBC, Center City Form Based Code, to CCPUD, Center City Planned Unit Development, for 11,960 sq. ft. of property located at 101 W. Symmes Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A and B
4. Site Plan with Elevations

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

PRESENTATION BY THE APPLICANT: Peter Petromilli, the applicant, did not have a presentation, but was available to respond to questions.

Mr. Jablonski asked which walls are firewalls. Mr. Petromilli pointed them out and indicated they are essentially the north wall, which will potentially attach to Phase 2, as well as the stairwells.

Mr. Jablonski asked if the rooftop patio will be strong enough to support potted trees and greenery. Mr. Petromilli responded they design the patio to nearly double the loading that is required to accommodate unforeseen circumstances. They are not currently designing it for a green roof.

Mr. Griffith asked about the number of stories. Mr. Petromilli responded that they did not ask for any change from the code. He explained that different materials are required above four stories.

Mr. Brewer asked whether the first floor is all residential. Mr. Petromilli explained the first floor is being designed to commercial standards so, when it can sustain commercial, it can easily be converted.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Brewer, Seconded by McDaniel, to recommend approval of Ordinance No. O-2223-45 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion to recommend adoption of Ordinance No. O-2223-44 to City Council passed by a vote of 5-0.

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Special Use for Public Utility

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-46: Williams, Box, Forshee & Bullard, PC, on behalf of the Applicant/Land Owner, requests Special Use for a Public Utility for 40 acres of property generally located at the southwest corner of 48th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

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

Ms. McKown asked how the protest area is determined. Ms. Hoggatt explained that it is by land area within the radius, not the number of people.

PRESENTATION BY THE APPLICANT: Amanda Carpenter, with Williams, Box, Forshee & Bullard, 522 Colcord Drive, representing Oklahoma Gas & Electric, explained that this substation will serve the Nexterra line; it is not for service of OG&E. Federal regulations require that OG&E make their system available, so as Nexterra is running this line through Norman, they have to make their system available and they don't get to choose the line and where it is located; they only get to help decide where the substation is. OG&E went through a long process of a site study. This property is owned in fee title. There is an existing substation called Pleasant Valley Substation just south of the purple box on the protest map. Residents in the area have a current substation and transmission lines that they are used to seeing. The request from the protestor was to move the substation both west and south; the substructure of the ground in that area is very sandy and would not be consistent for the structures that are necessary for the substation. The substation must be where the Nexterra line is going, and they have no control over that. The corner was found to be the most appropriate. There are no trees that have to be removed. The Nexterra line is a federal project, and OG&E is required to share that system. The site is currently planned to be setback from Franklin Road 210 feet, and 260 feet from 48th Avenue NW. The access points are off Franklin Road. The only traffic that should be coming to the site would be for maintenance, so it should not create any additional traffic.

Mr. Jablonski asked if there is anything they can do to mitigate the view for adjacent property owners. Ms. Carpenter responded that there will be a fence around the site. OG&E currently has plans for a chain-link fence, but they're happy to include some sort of paneling to provide additional aesthetic accommodation. Mr. Jablonski asked about landscaping. Ms. Carpenter said they generally do not like to put landscaping around their electrical facilities.

Mr. McDaniel asked the height of the structures. Bernard Montel, 19225 Blanco Drive, Edmond, explained that the height will vary anywhere from 25' to 45'.

Mr. Griffith asked the extent of the service area for the substation. Ms. Carpenter said that would be a question for Nexterra.

Mr. Brewer asked about the sightlines for the elevation drawing. Mr. Montel explained that from Franklin Road you will be able to see the entire facility, but from 48th Avenue NW you only see part of it.

Ms. McKown asked if there could be some low landscaping. Mr. Montel responded that there are existing easements on the east and north sides that they do not own.

Mr. Brewer asked what type of noise will be emitted from the site. Ms. Carpenter did not have anyone present who could answer that question. Mr. McDaniel asked if it would be similar to the Pleasant Valley Substation. Ms. Carpenter responded affirmatively.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, Seconded by Brewer, to recommend adoption of Ordinance No. O-2223-46 to City Council, with the recommendation that additional paneling be added to the chain-link fencing around the entire property.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Griffith

The motion to recommend adoption of Ordinance No. O-2223-46 to City Council, with the recommendation for panels on the fence, passed by a vote of 5-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Mr. Jablonski commented that he thinks Item 9 was a great piece of redevelopment for the area. We're looking for infill, which means less open space. If we're going to have less open space, he thinks the City should consider requirements for rooftop greenery.

Mr. Brewer commented on the process with the Strong Towns Community Action Lab. He encouraged people to get educated on some of the principles of Strong Towns.

Ms. Hudson commented that the July meeting will have a pretty heavy agenda.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:19 p.m.

Planning Commission