

St. James Park Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-5: 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 EAST HALF (E/2) OF SECTION NINE (9) AND THE WEST HALF OF SECTION TEN (10), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Plat
5. Green Space Exhibit

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-6: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ST. JAMES PARK, LLC (CRAFTON TULL & ASSOCIATES, INC.) FOR ST. JAMES PARK ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 95.08 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
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4. Green Space Exhibit
5. Development Review Form
6. Pre-Development Summary
7. Protest Map/Letters

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Commissioner McKown asked for additional clarification on the proposal for open space for this development. Mr. Fish explained that the developer planned to use the existing open space in connecting neighborhoods.

Applicant Presentation

Sean Rieger, representative of the applicant, explained the proposed project.

Commissioner Kindel addressed her concerns regarding the smaller lot sizes abutting the existing larger lot sizes. Ms. Kindel stated she preferred more blending between the two lot sizes.

Mr. Rieger explained the proposed site plan reflected both sides of the street which matched. Additionally, Mr. Rieger stated there was not a huge difference in the two lot sizes.

Public Comment

Lisa Summars, 3417 Lyric Street, Norman, OK (Protest)

Planning Commission Discussion

Commissioner Jablonski expressed he would like to get the open space figured out since Planned Unit Developments (PUDs) lock in site plans for that development.

Jane Hudson, Planning & Community Development Director, explained the open space in the adjacent neighborhood is already platted and had been to the Board of Parks Commissioners.

Commissioners further discussed the status of the adjacent neighborhood's open space, which had previously been considered and voted on by the Board of Parks Commissioners meeting.

Commissioner Bird explained the traffic in the Southlake neighborhood had been a concern; however, the proposed connection to the St. James Park addition, would help with the traffic.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2526-5 and PP-2526-6; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.