



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray,
Norman, OK 73069
Thursday, October 12, 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 14th day of September, 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 6:33 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Chair Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Steven McDaniel
Liz McKown
Kevan Parker

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Lisa Krieg, CDGB/Grants Manager
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jason Murphy, Stormwater Program Manager
Bryce Holland, Multimedia Specialist

CONSENT ITEMS

Chair Bird asked if any Commissioners wished to remove any items from the Consent Docket.

Mr. Jablonski asked to remove Item 2, SFP-2324-5, from the Consent Docket.

Motion made by Jablonski, seconded by Kindel, to approve Item 1, September 14, 2023 Planning Commission Minutes, on the Consent Docket.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to adopt the Minutes of the September 14, 2023 Planning Commission Meeting passed by a vote of 6-0.

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of September 14, 2023 Regular Planning Commission Meeting.

This item was adopted on the Consent Docket by a vote of 6-0.

*

Short Form Plats

- 2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-5: Consideration of a Short Form Plat submitted by Landmark Storage, L.L.C. (Durham Surveying, Inc.) for 1010-The REVV for 1.2189 acres of property located at 1010 College Avenue.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Short Form Plat
- 3. Staff Report
- 4. Site Plan

PRESENTATION BY STAFF: None

Mr. Jablonski commented that this seems to be going in the opposite direction of other infill development. It seems there is no balance between the parking spacing and having natural features like trees.

PRESENTATION BY THE APPLICANT:

Houston Sneed, 4900 Washington Drive, was available to answer questions.

Mr. Jablonski asked about the parking lot and trees. Mr. Sneed responded there is green space in front of the building; the back is primarily parking. There is some recreation area built into the building footprint.

Mr. Jablonski asked about trees being removed, and whether any are being added. Mr. Sneed said they will provide the required trees along the front. They will be removing some trees for the parking.

Gunner Joyce, Rieger Law Group, commented that this is a short form plat, so the standard of review is different. This is really an administrative review of the utilities and the traffic, so it is not fully designed. A lot of the details get more flushed out at a later stage.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to approve SFP-2324-5, the Short Form Plat for 1010-The REVV.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel

Voting Nay: Jablonski

The motion to approve SFP-2324-5 passed by a vote of 5-1.

*

NON-CONSENT ITEMS

SPUD Amendment

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-19: Emmanuel Enguerra requests amendment of the SPUD (O-2021-39), Simple Planned Unit Development, for property located at 119 and 117 E. Acres Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-B

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

PRESENTATION BY THE APPLICANT: Travis Dennis, Plainview Legal Group, representing the applicant, explained the project. The owner bought the property with the intention of using the main building and the ADU for long-term and short-term rentals. The existing SPUD narrative doesn't include short-term rentals as an allowable use.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Brewer, seconded by Kindel, to recommend approval of Ordinance No. O-2324-19 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-19 to City Council passed by a vote of 6-0.

*

Special Use for Bar, Lounge or Tavern

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-21: Dr. Greg Emmert requests Special Use for a Bar, Lounge or Tavern for 0.34 acres of property located at 1134 McGee Drive.

This item has been withdrawn by the applicant.

*

Simple Planned Unit Development

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-22: City of Norman requests rezoning from PUD (O-0809-1) to SPUD, Simple Planned Unit Development, for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-D
4. Preliminary Site Development Plan
5. Pre-Development Summary

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-7: Consideration of a Preliminary Plat submitted by City of Norman (SMC Consulting Engineers, P.C.) for CRIMSON FLATS, A Simple Planned Unit Development for 4.99 acres of property generally located at the Northeast corner of Imhoff Road and Oakhurst Avenue.

ITEMS SUBMITTED FOR THE RECORD:

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

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

Mr. Jablonski asked about the HERS rating, and how it compares to new construction in the city.

Ms. Bird asked the history of the City acquiring the property.

PRESENTATION BY THE APPLICANT: Anthony Purinton introduced the Crimson Flats development proposed for the site. The City acquired the property for an affordable housing development. In 2008, City Council approved a PUD for a senior affordable housing development on the parcel. An RFP was issued seeking a developer who could develop the property and get federal funding in order for it to be built as an affordable housing developer; Milestone Property Development, L.L.C. was chosen. The proposal is for 75 units, which was also the unit count for the prior PUD. There is an increase in greenspace from the previous PUD, to 43% on this project, mostly in the center of the property. Imhoff Road is being widened as part of this project. On the north are attached single-family cottages, with a maximum height of 20'. There are also two two-story buildings with apartment units, with a maximum height of 30'. The development also includes a storm shelter for the residents. The project is required to comply with Norman's Visitability Program and achieve a HERS rating of at least 80, which is standard in new construction. The project is anticipated to be done in a single phase, but it can be done in phases if necessary. There are 100 parking spaces. The exterior must be at least 60% brick or stone, with the remainder being cement-type

boards. No residents attended the Pre-Development meeting, and there are currently zero protests.

Mr. Griffith asked whether there will be windows on the north side of the second story of the apartments that will be able to see into the yards of the existing homes. Ms. Bird noted that R-1 zoning allows for two stories. Tom Gorman, 15 Denver Road in Bartlesville, responded that they want the development to fit well with the neighborhood. Units with more windows rent for more money. At this point there are only conceptual drawings; an architect won't be brought on until funding is in place. The building in the southwest corner won't be able to see over the rooflines of the cottages. There is a possibility that the two units on the top floor of the eastern building could look over the roofs slightly, but probably could not see into the back yard over the fence.

Ms. Bird asked about the affordable component. Mr. Purinton explained some of the HUD requirements. Mr. Gorman commented that they don't want a restriction on the use of the housing after the expiration of all the requirements the City is putting on it. The programs they are utilizing, including the City's financing, the low income housing tax credit, the programs through HUD – the maximum income level for someone to live in this property will be 60% of AMI. It will vary from 20% to 60%. The RFP required a unit mix more heavily focused on one-bedroom units.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski thinks it is a great use of the land. He appreciates that the City has locked in the amount of green space.

Ms. Kindel appreciates the developer looking at the impact of the development on the existing neighborhood.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-22 and PP-2324-7, the Preliminary Plat for CRIMSON FLATS, A Simple Planned Unit Development, to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-22 and PP-2324-7 to City Council passed by a vote of 6-0.

*

Center City PUDs

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-17: CCR Boyd, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.454 acres of property located at 305 E. Boyd Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A-D
4. Pre-Development Summary
5. Site Plan
6. Renderings, Floor Plans, Elevations

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-18: 208Apache, L.L.C. requests rezoning from CCFBC, Center City Form-Based Code, to CCPUD, Center City Planned Unit Development, for 0.321 acres of property located at 221 E. Boyd Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. CCPUD Narrative with Exhibits A-D
4. Pre-Development Summary
5. Site Plan
6. Renderings, Floor Plans, Elevations

PRESENTATION BY STAFF: Anaïs Starr reviewed the staff report for 305 E. Boyd, a copy of which is filed with the minutes. This project is for 7 residential townhomes.

Ms. Starr also reviewed the staff report for 221 E. Boyd, a copy of which is filed with the minutes. This project is for 5 residential townhomes, with the same configuration as the prior project.

Mr. Jablonski asked the street tree requirements. Ms. Starr stated the CCFBC requires large street trees every 30'.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicants, explained that both projects have the same developer, with two different holding companies. This developer has built in the Center City area, and previously has built to code. He reviewed the projects and the reasoning behind their requests. There are power lines on the property, which is a reason a minor step-back is appropriate and street trees would not be functional bringing the building forward to 6'.

Mr. Jablonski commented it's a great location for development. He is concerned about heat and quality of life in the future. He likes the trees in the rear of the development, but asked about putting some in the center of the parking lots. Mr. Joyce pointed out the trees shown on the site plan in the rear of the buildings. He discussed issues with designing usable parking.

Ms. Bird asked about including shrubs in the front. Mr. Joyce said they would be happy to look at that.

Mr. Brewer commented that he was told the project on the corner at Monnett has asked for an allowance to plant their required trees at a time of year when they have the best chance of survival. Ms. Starr responded they have a requirement for landscaping in both the rear and the front by December.

Ms. Kindel asked what the surface material will be in the private open areas. Mr. Joyce responded that the projects are capped at 85% impervious.

Ms. Hudson commented that we also have to be cognizant of water and sewer lines which may restrict the placement of trees.

Mr. Joyce commented that the developer may want to plant some trees even if they are not required to do so.

Ms. Bird asked about the maximum of 4 bedrooms. Mr. Joyce responded there is a minimum unit count in CCFBC; they are exceeding that. There is a maximum bedroom count within the unit of 3, unless a special use or rezoning is requested.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer commented on the space between the front of the building by Monnett to the curb. That project buried the power lines. We need street trees along Boyd Street.

Motion made by Griffith, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-17 to City Council.

Mr. Griffith commented that he likes the project. This project is very close to a vision he had years ago for this area that would look like Brooklyn brownstones. He doesn't see any way to bury the power lines in front of the buildings and still plant trees.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-17 to City Council passed by a vote of 4-2.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-18 to City Council.

Voting Yea: Bird, McClure, Griffith, Kindel

Voting Nay: Brewer, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-18 to City Council passed by a vote of 4-2.

*

NORMAN 2025 Amendment & SPUD

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

- 1. NORMAN 2025 Map
- 2. Postponement Memo

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Location Map
- 2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-63 and Ordinance No. O-2324-20 to the November 9, 2023 Planning Commission Meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-63 and Ordinance No. O-2324-20 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

*

NORMAN 2025, PUD & Preliminary Plat

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

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

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Preliminary Site Plan

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Two protest letters were received, one of which was within the protest area, which accounted for 3.4% protest.

Mr. Jablonski asked about the Greenbelt Commission recommendation for trails. Ms. Hoggatt responded that will be addressed at final plat stage; they did leave room for it and the developer indicated they are willing to design them.

PRESENTATION BY THE APPLICANT: Libby Smith, Rieger Law Group, representing the applicant, presented the project. The site is 80 acres at the southeast corner of Tecumseh Road and 24th Avenue N.E. This will be a single family residential neighborhood with 83 large ½-acre lots in a gated neighborhood with private streets. It will be served by City water, and have private sewer systems. There is approximately

13 acres of open space. The PUD allows one accessory dwelling unit per lot. Parks Board approved fee-in-lieu of parkland donation.

Mr. Griffith asked about the proximity of Deerfield Park to this development. Ms. Smith did not have that information. Mr. Jablonski asked if there are sidewalks to get to the park. Ms. Smith stated the applicant will install sidewalks along Tecumseh and 24th Avenue N.W. at final plat.

Mr. Jablonski asked about the inclusion of mobile homes on the list of approved uses. Ms. Smith stated the uses were based on RE zoning. The lot size doesn't match the requirement for RE, and they wanted to allow for accessory dwelling units. Ms. Bird asked if the accessory dwelling units can be rented separately. Ms. Smith responded that they can have their own kitchens and can be separately rented.

Ms. Hudson noted that there is also a large park at Park Hill, which is not shown on the map and may be designated as a private park.

Sean Rieger, representing the applicant, reported he was at Parks Board. This is a gated community, so it would not have a public park. Often the criteria is the cost of maintenance. The size of a public park is based on the population, which in this case would have been a one-half acre park for the 90 homes. The applicant recommends what the developer would like, but it is up to the Parks Board whether they accept that recommendation. The fee-in-lieu is set at final plat.

Ms. Bird noted concerns in the protest about traffic, drainage, and curbs. Ms. Smith indicated those will be done in accordance with staff recommendations and the ordinances, and will be more particularly designed at the final plat stage.

Ms. Bird asked about the drainage to the north. Chris Anderson, SMC Consulting Engineers, explained the drainage plan, which includes 8 detention ponds on the site. He explained this is a rural estates project, so the road has bar ditches rather than curbs.

Ms. Bird asked about widening the roads. David Riesland responded that there are plans to widen Tecumseh Road and 24th Avenue N.E. The design of those projects is underway, but federal matching funds makes it hard to establish a timeframe, but it is probably at least five years.

Ms. Bird asked about the greenspace at the southeast corner of the site. Mr. Anderson responded that it is a City water well location, and there is also one at the northwest corner.

AUDIENCE PARTICIPATION:

Jack Mattingly, 1825 E. Tecumseh Road, asked why the widening of Tecumseh would happen after the subdivision is developed, and the cost of condemning right-of-way. His house is located directly across Tecumseh from the driveway to the development; headlights will be going right across his house and will be a nuisance. He asked about a sidewalk on Tecumseh.

Marty Cummins, 1900 Gini Lee Lane, was concerned about the water flow, the detention ponds, and a mechanism to ensure the capacity of the ponds, because he is the recipient of the water downstream.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski asked if the site was designed with the widening of the roads in mind. Mr. Anderson responded that additional right-of-way for the expansion was added to the preliminary plat.

Mr. Brewer asked about the long-term capacity of detention ponds. Mr. Anderson explained that there is one retention pond, and the rest are detention ponds that are dry most of the time. The HOA is responsible for maintenance.

Ms. Bird noted the concern about headlights. Mr. Anderson said the entrances are located where they are because they are the high points on the road for safety for the sight distances.

Mr. Jablonski likes the large lots and the ADUs. The project is missing the community aspect of what a park adds.

Motion made by Brewer, seconded by Griffith, to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6, the Preliminary Plat for MONTE VISTA ESTATES, A Planned Unit Development, to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6 to City Council passed by a vote of 6-0.

*

NORMAN 2025, PUD & Preliminary Plat

14. 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. Postponement Memo

15. 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. Postponement Memo

16. 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. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Griffith, seconded by Brewer, to postpone 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, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

*

NORMAN 2025, CR Zoning & Preliminary Plat

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Postponement Memo

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1, the Preliminary Plat for SHOPPES AT INDIAN HILLS, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

*

NORMAN 2025, CR Zoning & Preliminary Plat

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Postponement Memo

21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

Ms. Bird reported that the applicant has requested postponement of these items to the November 9, 2023 Planning Commission meeting.

Motion made by Kindel, seconded by Griffith, to postpone Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2, the Preliminary Plat for INDIAN HILLS MARKET, to the November 9, 2023 Planning Commission meeting.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2 to the November 9, 2023 Planning Commission meeting passed by a vote of 6-0.

*

Zoning Ordinance Amendments

23. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-14: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 533 (“FH, FLOOD HAZARD DISTRICT”) OF THE ZONING ORDINANCE, TO REVISE AND ADD DEFINITIONS TO SUBPART (C) (“DEFINITIONS”), TO ALLOW FOR “CUMULATIVE COST” TO BE ACCOUNTED FOR IN DETERMINING “SUBSTANTIAL IMPROVEMENTS” AND TO DEFINE “MARKET VALUE”; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Proposed Ordinance

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

Ms. Bird asked if this change would result in lower flood insurance premiums. Mr. Murphy responded that this change, by itself, would not.

Ms. Bird asked about the number of properties that will be affected by this change. Mr. Murphy did not know the number, but indicated there are some on Lahoma. Most of the properties that will be impacted are rentals, rather than owner-occupied, and are located in the floodplain and in the floodway.

Ms. Bird suggested that a report be generated for City Council that showed some specific houses that could be impacted, so they would have some idea of the number. She would be interested to know if properties near Bishop Creek would be impacted by this.

Mr. Brewer spoke in support of this change.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-14 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-14 to City Council passed by a vote of 6-0.

*

24. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-24: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SEC. 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT IN THE A-1, GENERAL AGRICULTURAL DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND RE, RESIDENTIAL ESTATE DWELLING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Proposed Ordinance

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

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird and Ms. Kindel spoke in support of the proposed ordinance.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Ordinance No. O-2324-24 to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-24 to City Council passed by a vote of 6-0.

*

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Muckala noted that it is proper Robert's Rules of Order for a motion and second to be on the floor before discussion, but it doesn't have to be done that way.

Ms. Hudson provided information about the AIM Norman website, which has questions they would like the public to respond to, and the questions will be changed every month. You can sign up to get notifications of events.

Mr. Brewer commented that the final in-person Strong Towns wrap-up meeting will be November 7 and 8. November 7 at 3:30 p.m. will be the wrap-up briefing for the Leadership Team, which technically includes the Planning Commission. He encouraged participation.

Mr. Jablonski commented about heat and trees; he thinks the future is something we need to think about in that regard.

Ms. Hudson noted that the November 9 Planning Commission will be long.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 9:29 p.m.

Planning Commission