

## **Bellatona Addition**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48: 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 A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

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

- 1. Staff Report**
- 2. Location Map**
- 3. Preliminary Plat**
- 4. Pre-Development Summary, 4-23-26**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, LLC FOR BELLATONA ADDITION, FOR 104.49 ACRES OF PROPERTY LOCATED NEAR WILTSHIRE DRIVE AND ARCADY AVENUE. (WARD 5)

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

- 1. Staff Report**
- 2. Location Map**
- 3. Preliminary Plat**
- 4. Pre-Development Summary, 4-23-26**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-49: 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 A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN PL, PARK LAND DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

## ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Pre-Development Summary, 4-23-26

### Staff Presentation

Jonah McGuffie, Planner I, presented the staff report for the Bellatona Addition project.

### Applicant Presentation

Libby Smith, representative of the applicant, presented the Bellatona Addition project.

Commissioner McDaniel asked whether the new park location is the same size as the previous park area. Ms. Smith stated that while the park location has changed, it still meets the park requirements for both Bellatona Addition and Summit Valley.

Commissioner Bird asked whether the proposed road connection could serve as an alternate route to Highway 9 for residents east of the site if traffic is blocked at 36th Avenue and Lindsey Street. Ms. Smith confirmed that it could.

### Public Comments

Norman Davis, 1401 36<sup>th</sup> Ave. S.E., Norman, OK (protest)  
Billy Jewell, 5201 Rustic Acres Trail, Norman, OK (protest)

### Commission Discussion

Commissioner Parker asked about stormwater concerns raised during public comments and whether the applicant had a plan to address runoff impacts. Chris Anderson, SMC Consulting Engineers, explained that most runoff would be intercepted and directed south and west into an open space area where detention and drainage would be managed. He noted that some backyard drainage may still flow toward neighboring properties, but those concerns would be addressed as part of the project.

Commissioner Bird asked how the runoff would be intercepted, and Mr. Anderson stated the road layout would help collect the water and storm sewer infrastructure could be added if needed.

Commissioner Jablonski expressed concerns about long-term stormwater impacts on neighboring properties and asked what recourse property owners would have if drainage issues worsened over time. Beth Muckala, Assistant City Attorney, explained that the Commission's role is to determine whether the project meets

applicable development standards, while any private legal remedies would fall outside the Commission's review.

Commissioner Brewer asked when additional drainage improvements would be reviewed during the development process. Mr. Anderson explained the project is currently at the preliminary plat stage and that future phases will require final plats, construction plans, and a detailed drainage report to be reviewed and approved by the City Engineer before construction begins.

**Motion** to approve made by Commissioner McDaniel, **Seconded** by Commissioner Kindel.

Commissioner Jablonski stated he supports additional housing development but remains concerned about the City's ability to protect nearby property owners from future stormwater impacts. He emphasized the importance of addressing drainage concerns early in the development process and expressed concern that current procedures may not provide enough protection for residents. He also stated that uncertainty surrounding long-term stormwater management makes it difficult to support projects that could create future drainage issues.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Kindel

Voting Nay: Vice Chair Jablonski

**Planning Commission recommended approval of O-2526-48, PP-2526-16, and O-2526-49.**