



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, December 14, 2023 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 14<sup>th</sup> day of December, 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 6:30 p.m.

### ROLL CALL

#### PRESENT

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

#### ABSENT

Doug McClure

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning Director  
Lora Hoggatt, Planning Services Manager  
Melissa Navarro, Planner II  
Roné Tromble, Admin. Tech. IV  
Kathryn Walker, City Attorney  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
David Riesland, Transportation Engineer  
Awet Frezgi, Traffic Engineer  
Bryce Holland, Multimedia Specialist

## **NORMAN 2025, SPUD & Alley Closure**

5. 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 Commercial 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. Staff Report
3. Pre-Development Summary

6. 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. Staff Report
3. SPUD Narrative with Exhibits A-D

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

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

1. Location Map
2. Staff Report
3. Request to Close with Exhibits

**PRESENTATION BY STAFF:** Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. One protest letter was received, which represented 0.92% of the notification area.

Mr. McDaniel asked if there will be multiple drives onto 36<sup>th</sup> Avenue NW. Ms. Hoggatt said it will be a shared drive with the health club. They also have access to Rock Creek Road.

Ms. Bird asked about the alley vacation, and how it will still function. Mr. McLellan explained that they are shifting the alley to the west. The existing alley area will still maintain the utilities. The purpose for the closure request is so they will be able to park where the existing alley is located. It will still be open to the public as an alley.

Mark Grubbs, 1800 S. Sara Road, on behalf of the applicant, explained they will be closing the existing alley, while maintaining an easement there for any utilities. They will be providing a public cross-access easement across their property. They have worked with the property owner to the south to obtain an easement to move the access back over to the existing alley alignment to the south. Maintenance for the area of the cross-access easement will be borne by the applicant.

Mr. Jablonski asked about the 75% impervious area. Mr. McLellan reported that the applicant turned in a drainage report which calculates the impervious area, so it should be correct. Mr. Grubbs explained that there is a 30' drainage easement on the east. They are not planning to touch the 40' of the floodplain to the east.

Ms. Bird asked for clarification of the boundary on the north, and the distance from the building to the property line. Mr. Grubbs responded that the building abuts the existing easement, which is 15'.

Ms. McKown asked if the open area is also the drainage area. Mr. Grubbs said they asked for 75% coverage, which is all of the impervious area. The drainage easement is calculated into the pervious area; it is a defined channel in the floodplain.

Mr. Jablonski asked the location of the nearest park. Ms. Hoggatt indicated Prairie Creek Park is probably the nearest. Ms. Bird indicated the park does not connect to this property, but the next street to the south is Prairie Creek Drive. Ms. Hoggatt noted that this proposal did not go to Parks Board because it is already platted.

**PRESENTATION BY THE APPLICANT:** Mark Grubbs, 1800 S. Sara Road, representing the applicant, explained the project, which is a small multi-family project with 36 units, with some amenities. It is similar to a project the applicant completed in Edmond, which is shown in the pictures.

Mr. Parker asked where the detention for the project is located. Mr. McLellan explained that Prairie Creek Section 5, which was platted in the 1980s, allowed for in-channel detention in Brookhaven Creek.

Mr. Jablonski asked whether this will add to any flooding problems on the west side. Mr. McLellan said this is in the Brookhaven Creek watershed; and the problem Mr. Jablonski is referring to is the Bishop Creek watershed.

Ms. Bird asked about the square footage for the apartment units. Fred Thomas, the applicant, stated they are 1,120 and 1,059 square feet. Ms. Bird asked if there is any possibility of some smaller units. Mr. Thomas responded that there are two separate floor plans, but there are no 1-bedroom units.

Mr. Jablonski noted the protest that was concerned with noise, which suggested landscaping or trees. Mr. Grubbs responded that there is a 60' drainage easement between the project and the houses. They are not intending to get into it with any development. They would be happy to add trees along that, and add that to the SPUD.

Mr. McDaniel asked if they have had any conversations with their neighbors. Mr. Grubbs stated that Mr. Thomas has spoken with the owners of the health club and they are aware they built over the property line and will be affected by this project.

**AUDIENCE PARTICIPATION:**

Steve Chu, representing CKLC at 2200 36<sup>th</sup> Avenue N.W., is across the street from the proposed development. They are welcoming of the development, but are concerned about the access to 36<sup>th</sup> Avenue, because the driveways on the opposite sides of the street are slightly offset, which causes conflict in the left turn lane.

Jalal Farzaneh said he thinks this is a very good project for the location, and is the best use of the land.

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

Ms. Bird asked staff to address the drive. David Riesland said the driveways are set up in a way that people are essentially going to be competing for the same space in the left turn lane. The apartments could try to create a right-in/right-out, which would be better. Signing and striping is not really enforceable. It would be ideal to shift the driveway to the north so they would line up.

Mr. Jablonski would like to see some 1-bedroom apartments. This does give some density and infill. It is good the applicant is willing to plant some trees to block light and noise. It is about 2/3 mile from Prairie Creek Park.

Ms. Bird commented this would be a more intense and newer type of property in this area; there are a lot of different types of housing at this intersection. The gym is an off-site amenity.

Ms. Kindel noted a concern about drainage if similar developments were to be developed on the adjacent parcels to the south.

Motion made by McDaniel, seconded by McKown, to recommend approval of Resolution No. R-2324-63, Ordinance No. O-2324-20, and Ordinance No. O-2324-25 to City Council.

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

Voting Nay: Parker, Jablonski

The motion to recommend approval of Resolution No. R-2324-63, Ordinance No. O-2324-30, and Ordinance No. O-2324-25 to City Council passed by a vote of 6-2.

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