



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

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 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, PUD, ROW Closure, & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

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

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

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

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Close Right-of-Way with Attachments
4. Letters from Utilities

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkeno Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff reports, copies of which are filed with the minutes. The objections from utility companies have all been withdrawn. The Transportation Impacts stated the recommendation is approval; this was based on the traffic report submitted, which consisted of two curb cuts on State Hwy 77 and one on Post Oak. The site plan shows a total of nine curb cuts. None of the cuts have received final approval from ODOT.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicant, presented the project, a mixed use resort development called Liberty Point.

Mr. Joyce reported that one protest was received from the Farzaneh family who owns the adjacent Destin Landing property. They met with them and have come up with 9 conditions they will add to the PUD: 1) No mobile home park. 2) No manufactured housing east of the pipeline (cabins); in the southern portion where there are cabins, there will be no manufactured housing within 200' of the property line. 3) An extra 50' landscaped buffer along the east, in addition to the existing 100' buffer. 4) Limitation to short-term rentals: 3 months maximum, with one 3-month extension. 5) Quality control on the types of vehicles allowed – restriction on good material and condition of the RV, and less than 10 years old. 6) Move the dumpster and parking lot on the northeast 50' to the west. 7) Show a mutual cross-sewer easement with Destin Landing on the plat. 8) Extend a water line down to the southeast corner. 9) ODOT approval of curb cuts on Highway 77 to be finalized before City Council vote.

Mr. Jablonski asked about the green space exhibit. Mr. Joyce said they are wanting to work with the natural landscape, but there may be areas of dead trees. It will be much greener than what is shown on the exhibit. Mr. Jablonski commented on Glacier National Park, where the spots were really close, but had a lot of undergrowth so you didn't see your neighbors.

Mr. Brewer asked where the aerial adventure park will be located. Mr. Joyce said it is on the southern portion. There will be 3 clubhouses in various locations, and a great lawn amphitheater.

Mr. Parker noted there is only one access crossing the pond. Mark Grubbs said there is access from the west, and access directly south of the pond, and a crossing between the two ponds. They did coordinate with Fire, and they were agreeable to the two points of access for the project.

Ms. Bird commented on the new condition 5, regarding the age of RVs. Ms. Kindel added that restored Airstreams are very popular. Ms. Muckala cautioned about restrictions that we accept into PUDs in the event the City is called on to enforce them. Mr. Joyce said the applicant agreed, and they are happy to make the condition just good material and condition, and take the year restriction off. Quality control will be imposed prior to City Council approval.

Mr. Brewer asked about trails throughout the site and connectivity from the RV sites to the commercial area, and whether the commercial buildings are oriented toward the highway or toward the interior street. Mr. Joyce responded that the project will be developed in three phases, with the commercial area being the final phase. The first phase will be the pond and the area east of the pond. The second phase will be the

remainder of the RV spaces. Mr. Grubbs added that there will be a sidewalk around the pond, trails in the greenspace on the west, and sidewalks along the streets.

AUDIENCE PARTICIPATION:

Jalal Farzaneh, 497 Manorhill Drive, thanked Mr. Rieger and Mr. Joyce for arranging a meeting with the applicant, where they addressed all of the concerns with his Destin Landing project to the east. There will be an additional buffer. They agreed to bring the water line to the southeast corner with the first phase. He can withdraw his objection and support the project, because it will add a lot to the quality of life in Norman, and spaces for people coming for OU game days.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel spoke in support of the project. It is perfectly timed with changes going on in Norman, will provide the kind of development we need, and it can be used by residents. She thanked the applicant for being willing to add the conditions.

Mr. Brewer commented that SEC fans like to travel in RVs. This project is a luxury RV resort. He encouraged quality commercial development. He commended the creativity of the project.

Ms. Bird asked about the commercial site plans. Mr. Joyce responded they are sort of laid out to code requirements. They do not have end users in mind. The area was shown because of the preliminary plat requirements and SPA-7 requires a master plan.

Ms. Bird asked if the commercial area would have to be built exactly as shown, or amend the PUD. Ms. Muckala responded that the PUD ordinance contains the provision for administrative variances. Mr. Joyce explained that when this site plan is approved, they can build within the setbacks that were included in the PUD. The PUD ordinance allows percentage change. Ms. Bird asked if it is the intent to come back for a PUD amendment when they are ready to develop the commercial area. Mr. Joyce said it is not the intent; it is possible to build without rezoning.

Mr. Brewer asked the number of RV spots. Kale Streeter reported that Phase 1 is planned for 323 sites; there are 399 spots drawn on the site plan, and they will lose at least 30 on the east side with the 50' setback.

Mr. Parker commented that he would like the Fire Department to take another look at this with regard to access. He suggested maybe extending the street across the north. Ms. Bird asked if a road exists along the section line at the north. Mr. Joyce said there is not a road; a private road is proposed within this. Mr. Streeter stated they have contemplated a service road or emergency exit road on the far east side. The pond to the north, when full, goes up close to the property line.

Ms. Bird commented that her concerns with the commercial area are how much parking is provided, the access points and the connectivity. She is excited about the project and that it is in Norman. She likes the individual commercial lots, as opposed to a strip mall.

Motion made by McKown, seconded by Kindel, to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council.

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

The motion to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council passed by a vote of 8-0.

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