



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 09, 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 9th day of November, 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 6:36 p.m.

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Maria Kindel
Michael Jablonski

ABSENT

Jim Griffith

A quorum was present.

STAFF PRESENT

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

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NON-CONSENT ITEMS

SPUD Zoning

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-29: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm Avenue.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. One protest was received which represented 1.3% of the notification area.

PRESENTATION BY THE APPLICANT: Mark Krittenbrink, 428 W. Eufaula, representing the applicant, presented the project.

AUDIENCE PARTICIPATION:

Marty Sullivan, 457 Elm, spoke regarding a meeting Mr. Krittenbrink held with the neighborhood and concessions that were made. He was concerned the property would have an absentee owner. He was concerned that the property would be occupied by students. He was also concerned about the hours of construction.

Jayne Crumpley, 423 Elm, thought it is a good project. She also spoke about the neighborhood meeting and the concessions made. She requested that Habitat be allowed to salvage anything in the existing house before it is removed. She was also concerned about construction hours.

Patricia Duncan, 468 Elm, was concerned with the absentee owner, the four bedrooms, and property values.

Joseph Walters, 468 Elm, thanked Mr. Krittenbrink for holding the neighborhood meeting. He expressed concern with the density of the proposal, and whether this would result in other similar developments in the neighborhood.

Rick Pendergraft, 458 Elm, on behalf of Kathy Chanes, spoke regarding the downzoning of this neighborhood.

Adam Ross, 3308 Winchester Circle, said he would like to live in the Core, but it is the most expensive area. This proposal would provide more supply without changing the neighborhood. He supports he project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski spoke regarding the importance of infill projects. He thinks this proposal respects the neighbors and is a great project.

Mr. Brewer agreed with Mr. Jablonski, and added that it would be out of character with the neighborhood to develop one house to the maximum that would fit on the property. He also likes the project.

Ms. Bird noted the shared driveway with parking in the rear, which will be partially blocked from the street view. She thinks this is a thoughtful design.

Motion made by Jablonski, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-29 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-29 to City Council passed by a vote of 8-0.

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