

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**AUGUST 11, 2022**

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 11<sup>th</sup> day of August, 2022.

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 6:32 p.m.

\* \* \*

Item No. 1, being:

**ROLL CALL**

**MEMBERS PRESENT**

Kevan Parker  
Liz McKown  
Steven McDaniel  
Erica Bird  
Doug McClure  
Cameron Brewer  
Shaun Axton

**MEMBERS ABSENT**

Jim Griffith  
Michael Jablonski

A quorum was present.

**STAFF MEMBERS PRESENT**

Jane Hudson, Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Colton Wayman, Planner I  
Logan Hubble, Planner I  
Ken Danner, Subdivision Development  
Manager  
Jack Burdett, Subdivision Development  
Coordinator  
Jami Short, Traffic Engineer  
Beth Muckala, Asst. City Attorney  
Todd McLellan, Development Engineer

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**NON-CONSENT ITEMS:**

Item No. 2, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

and

Item No. 3, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, AND THE WEST 25' OF BLOCK 9, WOODSLAWN ADDITION, GENERALLY LOCATED AT 621 HIGHLAND PARKWAY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A and B
4. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Ms. Bird asked for a recap of what happened when the Planning Commission reviewed this item in March, and it was subsequently considered by City Council. Mr. Hubble responded that request was asking for C-2, General Commercial zoning.  
Ms. Bird asked the height of the neighboring commercial building to the east. Mr. Hubble did not have that information.

**APPLICANT PRESENTATION:**

1. Bill Hayes, D.L. Hayes Co., presented the intent of the project.
2. Ms. McKown asked the height of the proposed building. Mr. Hayes responded.  
Ms. McKown said her concern is how it abuts the residential property to the west, and suggested some landscaping along the west side. Mr. Hayes indicated they will put in a wood stockade fence.
3. Mr. Parker asked about the development of the residential area. Mr. Hayes responded.
4. Ms. Bird asked about a buffer between the proposed building and the commercial building, but not on the side with the residential. Mr. Hayes responded that is an OG&E easement.
5. Ms. Bird asked about building materials. Ms. Hudson noted the materials are included in the SPUD. Ms. Bird expressed concern with no masonry requirement.
6. Andy Darks, 819 Clement, addressed the building materials and landscaping.

**AUDIENCE PARTICIPATION:**

None

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

1. Ms. Bird spoke in support of the application.

*Steven McDaniel moved to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council. Doug McClure seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council, passed by a vote of 7-0.

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