

**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 11th 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.

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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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Item No. 4, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH JENKINS 2022, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH JENKINS 2022, L.L.C. REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the project.
2. Ms. McKown asked about the building setback. Mr. Rieger responded.
Ms. McKown asked whether they have identified a commercial tenant. Mr. Rieger responded they have not.
3. Mr. Axton asked about the commercial and parking. Mr. Rieger responded.
Mr. Axton asked the height of the building. Mr. Rieger responded.
Mr. Axton asked about the tandem parking in the rear. Mr. Rieger responded.
4. Ms. Bird commented on tandem parking she has seen in California. She also commented on the walkability of the area. She asked if the drive in the front will go away. Mr. Rieger responded affirmatively.
5. Mr. Brewer asked about preliminary designs for the front façade. Mr. Rieger responded they intend to follow the spirit of Center City.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Brewer asked if there are examples of tandem parking. Ms. Hudson responded. Ms. Bird noted the Primrose Funeral Home has a very long row for parking.

Steven McDaniel moved to recommend adoption of Resolution No. R-2223-7 and Ordinance No. O-2223-3 to City Council. Shaun Axton seconded the motion.

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

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| 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-2223-7 and Ordinance No. O-2223-3 to City Council, passed by a vote of 7-0.

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