



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 10, 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 10th day of August, 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.

Vice Chair Kevan Parker called the meeting to order at 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Doug McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Erica Bird

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Melissa Navarro, Planner II
Zach Abell, Planner I
Whitney Kline, Admin. Tech. III
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

NON-CONSENT ITEMS

NORMAN 2025 Amendment & Rezoning

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Land Use Plan Map
 2. Staff Report
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
 2. Staff Report
 3. PUD Narrative with Exhibits A-E
 4. Pre-Development Summary
 5. Greenbelt Commission Comments
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked about page 5 of the PUD where it says 34.8% open/impervious space. Ms. Hoggatt said it should say open/pervious space.

Mr. Brewer asked about the parking on the site. Ms. Hoggatt indicated they will meet or exceed the requirements; since we don't have minimum requirements they can provide what they feel is adequate for their proposal.

Mr. Jablonski asked about space for a park, since it talks about multi-family homes.

Mr. Brewer asked if there are tree planting requirements for open space. Ms. Hoggatt responded they are tied to parking.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, presented the project. There is a public park to the southeast of the project which was dedicated with The Links development; Parks Board has recommended fee-in-lieu for this development. The bank is the only use that is ready to go forward; the rest of the uses are speculative/conceptual. With regard to parking, the PUD says it will meet City ordinances, which has no minimum; they will correct the site plan. If the site develops differently than the site plan, they would have to come back and have the site plan modification approved. There are two detention areas, on the upper right and lower left. There is 34.8% open space; the PUD ordinance requires 10-15% minimum open space.

AUDIENCE PARTICIPATION:

Adam Ross, 3308 Winchester Circle, asked the definition of mixed use. He asked why the parking was over the recommended parking in the code, especially for the senior center. He recommended the book Paved Paradise. The space allocated to parking impacts the housing crisis. He encouraged everyone to look into Strong Towns.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Hudson reported that Links Park is part of a Norman Forward project to be completed in the next few years.

Mr. Brewer asked if changes to the parking ratios would also have to come back for approval. Ms. Hudson responded that the ordinance has provisions for certain percentages of change. Mr. Brewer said he thinks the overall development is okay; he has concerns that it is over-parked.

Motion made by McDaniel, seconded by Griffith, to recommend adoption of Resolution No. R-2324-12, Ordinance No. O-2324-3, and Preliminary Plat No. PP-2324-3 to City Council.

Voting Yea: McDaniel, McKown, Parker, McClure, Griffith, Kindel, Jablonski

Voting Nay: Brewer

The motion to recommend adoption of Resolution No. R-2324-12, Ordinance No. O-2324-3 and Preliminary Plat PP-2324-3 to City Council, passed by a vote of 7-1.

*