

Tull Trails PUD Rezoning & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTHEAST QUARTER (NE/4) OF SECTION NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Tull Trails PUD Narrative
4. Parks Location Map
5. Preliminary Plat
6. Site Plan
7. Greenspace Plan
8. Park Plan

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

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6. Park Plan
7. Development Review Form
8. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented staff report.

Commissioner Jablonski asked how the lot would be zoned if the single-family home were removed.

Commissioner Bird stated this question is one for the applicant.

Mr. Fish agreed the applicant could offer a clearer explanation.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the proposed development.

Mr. Rieger began by responding to Commissioner Jablonski's question regarding the single-family home, stating the area in question is currently zoned C-2 in the upper-right quadrant, with no impervious cover limitations. He noted this section would remain less developed, with 20-foot setback requirements on all frontages, and that the nearby pond is zoned WQPZ (Water Quality Protection Zone), which includes a buffer zone. Mr. Rieger confirmed that commercial development would be allowed in this area but the applicant would have to come back to the Commission for a site plan amendment for development to happen.

Mr. Rieger presented an overview of the proposed development for a 69.68-acre site, which features a pond, a trail system, and is divided into two areas planned for mixed-use development. One area will focus on commercial, and office uses with some residential components, while the other is primarily intended for multi-family housing with potential for ground-floor commercial space.

Mr. Rieger concluded by stating the proposal is consistent with the City's AIM Norman Comprehensive Land Use Plan and that no formal protests had been submitted.

Motion by Commissioner McKown to recommend approval of Ordinance O-2526-9 and PP-2526-9; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

No miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 5:52 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer