



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 14, 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 14th day of December, 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 6:30 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Doug McClure

A quorum was present.

STAFF PRESENT

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

CONSENT ITEMS

Ms. Bird announced that there was a request to remove Item 2, SFP-2324-8 from the Consent Docket.

Motion made by Parker, seconded by Kindel, to remove Item 2, SFP-2324-8 from the Consent Docket.

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

The motion to remove Item 2 from the Consent Docket passed by a vote of 8-0.

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of November 9, 2023 Regular Planning Commission Meeting.

Motion made by Brewer, seconded by McDaniel, to approve the minutes of the November 9, 2023 Planning Commission meeting as presented.

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

The motion to approve the minutes of the November 9, 2023 Planning Commission meeting as presented passed by a vote of 8-0.

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Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-8: Consideration of a Short Form Plat submitted by Moonlight Ownership Company, L.L.C. and Alexander Pharmacy Enterprises, L.L.C. (Golden Land Surveying) for HTeaO Norman for approximately 0.66 acres of property located at 1807 and 1811 W. Lindsey Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat – HteaO Norman
3. Staff Report
4. Site Plan

PRESENTATION BY STAFF: Todd McLellan explained the location of the subject property, next to the Kentucky Fried Chicken at Lindsey and McGee. The proposal is for an HTeaO, similar to the one on Porter. This will clean up the property and make a legal tract.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McDaniel, seconded by McKown, to approve SFP-2324-8, the Short Form Plat for HTeaO Norman.

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

The motion to approve SFP-2324-8 passed by a vote of 8-0.

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NON-CONSENT ITEMS

Presentation

3. Presentation by City Attorney regarding Planning Commission's Role in a Tax Increment Financing District created under the Local Development Act.

PRESENTATION BY STAFF: Kathryn Walker provided information about Tax Increment Finance Districts, and the role of the Planning Commission.

AUDIENCE PARTICIPATION:

Stephen Ellis, 633 Reed Avenue, spoke regarding Section 852 of the Local Development Act, particularly criteria 2, 5, and 10.

Nomination and Appointment

4. Consideration of approval, rejection, amendment or postponement of Planning Commission's nomination and appointment of a Representative for the University North Park Statutory Tax Increment Financing District Committee.

NOMINATION: Ms. Bird nominated Cameron Brewer as the Planning Commission's representative for the University North Park Statutory Tax Increment Financing District Committee, and outlined his qualifications.

Mr. Brewer indicated he would be happy to serve.

AUDIENCE PARTICIPATION:

Stephen Ellis, 633 Reed Avenue, spoke regarding Section 852 of the Local Development Act, particularly criteria 8, which says: maximum effort be made to allow full public knowledge and participation in the local use of this act.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Bird, seconded by Jablonski, to appoint Commissioner Cameron Brewer as Planning Commission Representative for the University North Park Statutory Tax Increment Financing District Committee.

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

Abstaining: Brewer

The motion to appoint Commissioner Brewer as Planning Commission Representative for the University North Park Statutory Tax Increment Financing District Committee passed by a vote of 7-0, with one abstention.

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NORMAN 2025, SPUD & Alley Closure

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

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

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Close with Exhibits

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes. One protest letter was received, which represented 0.92% of the notification area.

Mr. McDaniel asked if there will be multiple drives onto 36th Avenue NW. Ms. Hoggatt said it will be a shared drive with the health club. They also have access to Rock Creek Road.

Ms. Bird asked about the alley vacation, and how it will still function. Mr. McLellan explained that they are shifting the alley to the west. The existing alley area will still maintain the utilities. The purpose for the closure request is so they will be able to park where the existing alley is located. It will still be open to the public as an alley.

Mark Grubbs, 1800 S. Sara Road, on behalf of the applicant, explained they will be closing the existing alley, while maintaining an easement there for any utilities. They will be providing a public cross-access easement across their property. They have worked with the property owner to the south to obtain an easement to move the access back over to the existing alley alignment to the south. Maintenance for the area of the cross-access easement will be borne by the applicant.

Mr. Jablonski asked about the 75% impervious area. Mr. McLellan reported that the applicant turned in a drainage report which calculates the impervious area, so it should be correct. Mr. Grubbs explained that there is a 30' drainage easement on the east. They are not planning to touch the 40' of the floodplain to the east.

Ms. Bird asked for clarification of the boundary on the north, and the distance from the building to the property line. Mr. Grubbs responded that the building abuts the existing easement, which is 15'.

Ms. McKown asked if the open area is also the drainage area. Mr. Grubbs said they asked for 75% coverage, which is all of the impervious area. The drainage easement is calculated into the pervious area; it is a defined channel in the floodplain.

Mr. Jablonski asked the location of the nearest park. Ms. Hoggatt indicated Prairie Creek Park is probably the nearest. Ms. Bird indicated the park does not connect to this property, but the next street to the south is Prairie Creek Drive. Ms. Hoggatt noted that this proposal did not go to Parks Board because it is already platted.

PRESENTATION BY THE APPLICANT: Mark Grubbs, 1800 S. Sara Road, representing the applicant, explained the project, which is a small multi-family project with 36 units, with some amenities. It is similar to a project the applicant completed in Edmond, which is shown in the pictures.

Mr. Parker asked where the detention for the project is located. Mr. McLellan explained that Prairie Creek Section 5, which was platted in the 1980s, allowed for in-channel detention in Brookhaven Creek.

Mr. Jablonski asked whether this will add to any flooding problems on the west side. Mr. McLellan said this is in the Brookhaven Creek watershed; and the problem Mr. Jablonski is referring to is the Bishop Creek watershed.

Ms. Bird asked about the square footage for the apartment units. Fred Thomas, the applicant, stated they are 1,120 and 1,059 square feet. Ms. Bird asked if there is any possibility of some smaller units. Mr. Thomas responded that there are two separate floor plans, but there are no 1-bedroom units.

Mr. Jablonski noted the protest that was concerned with noise, which suggested landscaping or trees. Mr. Grubbs responded that there is a 60' drainage easement between the project and the houses. They are not intending to get into it with any development. They would be happy to add trees along that, and add that to the SPUD.

Mr. McDaniel asked if they have had any conversations with their neighbors. Mr. Grubbs stated that Mr. Thomas has spoken with the owners of the health club and they are aware they built over the property line and will be affected by this project.

AUDIENCE PARTICIPATION:

Steve Chu, representing CKLC at 2200 36th Avenue N.W., is across the street from the proposed development. They are welcoming of the development, but are concerned about the access to 36th Avenue, because the driveways on the opposite sides of the street are slightly offset, which causes conflict in the left turn lane.

Jalal Farzaneh said he thinks this is a very good project for the location, and is the best use of the land.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird asked staff to address the drive. David Riesland said the driveways are set up in a way that people are essentially going to be competing for the same space in the left turn lane. The apartments could try to create a right-in/right-out, which would be better. Signing and striping is not really enforceable. It would be ideal to shift the driveway to the north so they would line up.

Mr. Jablonski would like to see some 1-bedroom apartments. This does give some density and infill. It is good the applicant is willing to plant some trees to block light and noise. It is about 2/3 mile from Prairie Creek Park.

Ms. Bird commented this would be a more intense and newer type of property in this area; there are a lot of different types of housing at this intersection. The gym is an off-site amenity.

Ms. Kindel noted a concern about drainage if similar developments were to be developed on the adjacent parcels to the south.

Motion made by McDaniel, seconded by McKown, to recommend approval of Resolution No. R-2324-63, Ordinance No. O-2324-20, and Ordinance No. O-2324-25 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Bird, Griffith, Kindel

Voting Nay: Parker, Jablonski

The motion to recommend approval of Resolution No. R-2324-63, Ordinance No. O-2324-30, and Ordinance No. O-2324-25 to City Council passed by a vote of 6-2.

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Special Use

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Letter of Conditions for Special Use Zoning
5. Pre-Development Summary

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes. Protests were received which represented 2.9% of the notification area.

PRESENTATION BY THE APPLICANT: Luke Greenfield, representing the applicant, was available to respond to questions.

Ms. Bird asked about the ABLE Commission process. Mr. Greenfield is working with the ABLE Commission on licensing, but before moving any further they needed compliance from the City.

Mr. Greenfield stated they wanted to add the sale of alcohol to improve their sales and grow the business. When they started in 2003 there were only 2 car washes in Norman. They are hoping to put in a nail salon in the lease space in the future. Theater chains implemented alcohol sales very successfully into their revenue streams years ago. Whole Foods has added bars/pubs so you can drink while you shop. Trader Joe's, Albertson's and Kroger are all in the process of adding the same thing into their grocery stores. They take their neighbors' concerns very seriously, and submitted proposed conditions to address them.

Mr. Jablonski asked why the hours of operation are proposed to not exceed 11 p.m. when the carwash stops at 6 p.m. Mr. Greenfield stated they plan to extend their hours to 8 p.m. in the spring or summer of 2024. They have no plans to extend past 8 p.m. for their normal hours, but he wanted to leave wiggle room because there are events they do during the year, like the Haunted Carwash Tunnel, and company parties where they might want to stay open until 10 p.m. occasionally.

Mr. Parker asked the average amount of time that a customer would be on-site. Mr. Greenfield responded the average customer wait time is 45 minutes on a busy day. Their plan is to serve customers that are getting their cars serviced; they are not trying to make a place people will come just to drink.

Mr. Brewer asked what the longest service they provide would be. Mr. Greenfield responded that a complete detail would take 5 hours. They have talked about implementing a policy of no more than 2 drinks per customer. Most detail customers drop their cars off and don't want to wait that long.

Ms. Hudson explained that a special use goes with the property. If the property is sold, there is a process for inspection and transfer of the special use to the new owner.

Ms. Kindel asked the distance from the property to the high school. Mr. Greenfield said it is 450-500'.

Mr. Parker asked if this will be a drive-thru bar. Mr. Greenfield said it will not be. No alcohol will be allowed outside; it will be allowed into the lease area, but it will not be sold from the lease space.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer commends the creativity. He believes there is a precedent for a mix of alcohol in conjunction with other enterprises. It is up to the business to not over-serve customers.

Mr. Jablonski asked if a condition to cap the number of drinks could be added. Ms. Muckala advised that it is possible to add conditions to special uses to restrict and narrow the use. Special uses are viewed as more intense uses of the property. She would be concerned about a restriction that doesn't actually go to the intensity of the use, but rather the behavior of the persons using it. She would be hesitant to add a restriction that would put a burden on the City to enforce.

Ms. Hudson noted that the site plan is approved as a part of the special use, and they would have to come back if they wanted to expand.

Motion made by Brewer, seconded by Kindel, to recommend approval of Ordinance No. O-2324-32 to City Council.

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

The motion to recommend approval of Ordinance No. O-2324-32 to City Council passed by a vote of 8-0.

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NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation (25.12 acres) and High Density Residential Designation (14.82 acres) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Postponement Memo
3. Request for Postponement

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McDaniel, seconded by Griffith, to postpone Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to the January 11, 2024 Planning Commission meeting.

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

The motion to postpone Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to the January 11, 2024 Planning Commission meeting passed by a vote of 8-0.

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NORMAN 2025, PUD, ROW Closure, & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

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

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Site Plan

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Close Right-of-Way with Attachments
4. Letters from Utilities

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkenco Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff reports, copies of which are filed with the minutes. The objections from utility companies have all been withdrawn. The Transportation Impacts stated the recommendation is approval; this was based on the traffic report submitted, which consisted of two curb cuts on State Hwy 77 and one on Post Oak. The site plan shows a total of nine curb cuts. None of the cuts have received final approval from ODOT.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicant, presented the project, a mixed use resort development called Liberty Point.

Mr. Joyce reported that one protest was received from the Farzaneh family who owns the adjacent Destin Landing property. They met with them and have come up with 9 conditions they will add to the PUD: 1) No mobile home park. 2) No manufactured housing east of the pipeline (cabins); in the southern portion where there are cabins, there will be no manufactured housing within 200' of the property line. 3) An extra 50' landscaped buffer along the east, in addition to the existing 100' buffer. 4) Limitation to short-term rentals: 3 months maximum, with one 3-month extension. 5) Quality control on the types of vehicles allowed – restriction on good material and condition of the RV, and less than 10 years old. 6) Move the dumpster and parking lot on the northeast 50' to the west. 7) Show a mutual cross-sewer easement with Destin Landing on the plat. 8) Extend a water line down to the southeast corner. 9) ODOT approval of curb cuts on Highway 77 to be finalized before City Council vote.

Mr. Jablonski asked about the green space exhibit. Mr. Joyce said they are wanting to work with the natural landscape, but there may be areas of dead trees. It will be much greener than what is shown on the exhibit. Mr. Jablonski commented on Glacier National Park, where the spots were really close, but had a lot of undergrowth so you didn't see your neighbors.

Mr. Brewer asked where the aerial adventure park will be located. Mr. Joyce said it is on the southern portion. There will be 3 clubhouses in various locations, and a great lawn amphitheater.

Mr. Parker noted there is only one access crossing the pond. Mark Grubbs said there is access from the west, and access directly south of the pond, and a crossing between the two ponds. They did coordinate with Fire, and they were agreeable to the two points of access for the project.

Ms. Bird commented on the new condition 5, regarding the age of RVs. Ms. Kindel added that restored Airstreams are very popular. Ms. Muckala cautioned about restrictions that we accept into PUDs in the event the City is called on to enforce them. Mr. Joyce said the applicant agreed, and they are happy to make the condition just good material and condition, and take the year restriction off. Quality control will be imposed prior to City Council approval.

Mr. Brewer asked about trails throughout the site and connectivity from the RV sites to the commercial area, and whether the commercial buildings are oriented toward the highway or toward the interior street. Mr. Joyce responded that the project will be developed in three phases, with the commercial area being the final phase. The first phase will be the pond and the area east of the pond. The second phase will be the

remainder of the RV spaces. Mr. Grubbs added that there will be a sidewalk around the pond, trails in the greenspace on the west, and sidewalks along the streets.

AUDIENCE PARTICIPATION:

Jalal Farzaneh, 497 Manorhill Drive, thanked Mr. Rieger and Mr. Joyce for arranging a meeting with the applicant, where they addressed all of the concerns with his Destin Landing project to the east. There will be an additional buffer. They agreed to bring the water line to the southeast corner with the first phase. He can withdraw his objection and support the project, because it will add a lot to the quality of life in Norman, and spaces for people coming for OU game days.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel spoke in support of the project. It is perfectly timed with changes going on in Norman, will provide the kind of development we need, and it can be used by residents. She thanked the applicant for being willing to add the conditions.

Mr. Brewer commented that SEC fans like to travel in RVs. This project is a luxury RV resort. He encouraged quality commercial development. He commended the creativity of the project.

Ms. Bird asked about the commercial site plans. Mr. Joyce responded they are sort of laid out to code requirements. They do not have end users in mind. The area was shown because of the preliminary plat requirements and SPA-7 requires a master plan.

Ms. Bird asked if the commercial area would have to be built exactly as shown, or amend the PUD. Ms. Muckala responded that the PUD ordinance contains the provision for administrative variances. Mr. Joyce explained that when this site plan is approved, they can build within the setbacks that were included in the PUD. The PUD ordinance allows percentage change. Ms. Bird asked if it is the intent to come back for a PUD amendment when they are ready to develop the commercial area. Mr. Joyce said it is not the intent; it is possible to build without rezoning.

Mr. Brewer asked the number of RV spots. Kale Streeter reported that Phase 1 is planned for 323 sites; there are 399 spots drawn on the site plan, and they will lose at least 30 on the east side with the 50' setback.

Mr. Parker commented that he would like the Fire Department to take another look at this with regard to access. He suggested maybe extending the street across the north. Ms. Bird asked if a road exists along the section line at the north. Mr. Joyce said there is not a road; a private road is proposed within this. Mr. Streeter stated they have contemplated a service road or emergency exit road on the far east side. The pond to the north, when full, goes up close to the property line.

Ms. Bird commented that her concerns with the commercial area are how much parking is provided, the access points and the connectivity. She is excited about the project and that it is in Norman. She likes the individual commercial lots, as opposed to a strip mall.

Motion made by McKown, seconded by Kindel, to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council.

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

The motion to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council passed by a vote of 8-0.

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PUD & Preliminary Plat

16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Continuance Memo
3. Continuance Request

17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Continuance Memo
3. Continuance Request

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Brewer, seconded by Kindel, to continue Ordinance No. O-2324-35 and PP-2324-12 to the January 11, 2024 Planning Commission meeting.

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

The motion to continue Ordinance No. O-2324-35 and PP-2324-12 to the January 11, 2024 Planning Commission meeting passed by a vote of 8-0.

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NORMAN 2025, PUD, and Preliminary Plat

18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Postponement Memo
3. Request for Postponement

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Griffith, to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the January 11, 2024 Planning Commission meeting.

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

The motion to postpone Resolution No. R-2324-76, Ordinance No. O-2324-38, and PP-2324-10 to the January 11, 2024 Planning Commission meeting passed by a vote of 8-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Mr. Jablonski commented on two recent projects he liked which had undeveloped greenspace, which allows habitat for wildlife and adds quality of life to humans.

Ms. Bird wished everyone Happy Holidays.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 8:56 p.m.

Planning Commission