

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MAY 12, 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 12th day of May, 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 6:38 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Kevan Parker
Steven McDaniel
Erica Bird
Dave Boeck
Shaun Axton
Michael Jablonski

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer

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NON-CONSENT ITEMS

Item No. 4, being:

R-2122-111 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION No. R-2122-111: LENNAR HOMES OF OKLAHOMA, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM MIXED USE DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF ROAD AND WEST OF OAKHURST AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 5, being:

O-2122-42 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-42: LENNAR HOMES OF OKLAHOMA, L.L.C. REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF ROAD AND WEST OF OAKHURST AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 5, being:

PP-2122-12 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LENNAR HOMES OF OKLAHOMA, L.L.C. (JOHNSON & ASSOCIATES) FOR THE VILLAGES, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 16.32 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF AVENUE AND WEST OF OAKHURST AVENUE, WITH A VARIANCE IN THE CUL-DE-SAC LENGTH.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Request for Variance
6. Site Development Plan
7. Pre-Development Summary
8. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes. There was 0.52% protest within the notification area.
2. Mr. Jablonski asked about open space/recreation areas.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, Rieger Law Group, representing the applicant, addressed the protest and explained the proposal. He addressed the open space question, and noted the location of an existing park, as well as the decision of the Parks Board for fee in lieu of park.
2. Mr. Boeck asked whether the homes will be accessible. He also commented on the front-facing garages.

3. Ms. Bird asked the difference in size of the open space between this PUD and the previous PUD. Ms. Hudson indicated they are very close. Mr. Rieger explained the PUD regulations require 10-15%, and this is at 23%. This also maintains the 65% impervious per lot.

4. Ms. Bird asked if the PUD allows manufactured or pre-fab homes. Mr. Rieger responded it does not.

5. Mr. Boeck asked the square footage of the units. Mr. Rieger responded 1,000-1,200 square feet.

6. Ms. Bird asked if these could be characterized as a lower income housing type. Mr. Rieger did not think so.

7. Mr. Jablonski commented that he would be happier if the common area along the north were locked into the PUD as a treed area for wildlife.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski thinks the area is too far away from a park.

Dave Boeck moved to recommend adoption of Resolution No. R-2122-111, Ordinance No. O-2122-42, and PP-2122-12, to City Council. Kevan Parker seconded the motion.

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

YEAS

Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck,
Shaun Axton

NAYES

Michael Jablonski

MEMBERS ABSENT

Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-111, Ordinance No. O-2122-42, and PP-2122-12 to City Council, passed by a vote of 5-1.
