



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, May 09, 2024 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 9th day of May, 2024.

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 6:36 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Michael Jablonski
Erica Bird
Jim Griffith
Kevan Parker

ABSENT

Liz McKown
Doug McClure
Maria Kindel

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Jack Burdett, Subdivision Development Coordinator
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV
Whitney Kline, Admin. Tech. III

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CONSENT ITEMS

Ms. Bird asked if any member of the Planning Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

Motion made by McDaniel, seconded by Griffith, to approve the Consent Docket as presented.

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

The motion to adopt the Consent Docket as presented passed by a vote of 6-0.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE APRIL 11, 2024 REGULAR PLANNING COMMISSION MEETING.

ITEMS SUBMITTED FOR THE RECORD:

1. April 11, 2024 Planning Commission Regular Meeting Minutes

The minutes were adopted on the Consent Docket by a vote of 6-0.

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Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDICAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Short Form Plat – Cambridge Corner
4. Site Plan

SFP-2324-12 for CAMBRIDGE CORNER was approved as presented on the Consent Docket by a vote of 6-0.

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NON-CONSENT ITEMS

Norman 2025, PUD & Preliminary Plat

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
 2. NORMAN 2025 Plan Map
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
 2. Location Map
 3. PUD Narrative with Exhibits A-E
 4. Pre-Development Summary
 5. Preliminary Site Plan
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Request for Alley Waiver
5. Preliminary Plat
6. Preliminary Site Plan

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

Mr. Jablonski asked if requests for alley waiver are common. Mr. McLellan explained that alley waivers are pretty common since we don't really require alleys.

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, reported that the prior preliminary plat also had an alley waiver. With the larger commercial lots, they can take care of deliveries and access without needing an alley in the back.

He reviewed the area surrounding the subject property, and the site plan for the proposed development. The current plan has reduced parking substantially and increased green space, and has a more creative layout. The PUD allows for commercial, office, and multi-family. The far north portion next to the detention pond is a senior living site. There are 42 townhouse units proposed just south of that detention pond, with walking trails around the pond. The preliminary plat shows 30 lots over 44.68 acres. There have been no filed protests. A full TIA was done.

Ms. Bird asked about concerns from All Saints School at Pre-Development about specific uses. Mr. Joyce reported that their representatives spoke with the owner, and have not filed a protest. There are substantial and very restrictive covenants on file, and some of the uses in the allowable use list are currently prohibited, and the covenants might be further updated. The owners want to make sure that they control the tenant mix to keep the property values as high as possible.

Mr. Brewer asked why uses that are already restricted are being included in the allowable use list. Mr. Joyce responded that circumstances change over time; if everyone was happy with a change at the covenant level, they wouldn't have to come back for a PUD amendment. Ms. Bird asked for an explanation how covenants can be amended. Mr. Joyce explained that the statutes for covenants include a timing mechanism for covenants which don't have an amendment procedure; he believes it takes 65-75% of the owners to agree to an amendment. After the time mechanism is up, he believes it takes 50% of the owners to amend.

Mr. Jablonski asked about the amount of green space. Mr. Joyce responded there is currently 35% for the whole development. The PUD statute requires a minimum of 10%.

Mr. Griffith asked when construction will start. Mr. Joyce said he doesn't believe they have a specific date, but there are very interested parties. Ms. Bird added that she has seen that the lots are being marketed for sale.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird commented that she was happy to see some smaller lots being available that might allow for a local business to locate in the development.

Motion made by Griffith, seconded by Parker, to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 for Carroll Farm Addition, A Planned Unit Development, to City Council.

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

The motion to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to City Council passed by a vote of 6-0.

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PUD Amendment & Preliminary Plat

- 6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: 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 PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Request for Continuance to June Planning Commission
- 3. Location Map

- 7. 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 ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Request for Continuance to June Planning Commission
- 3. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Jablonski, seconded by Griffith, to continue Ordinance No. O-2324-35 and PP-2324-12 to the June 13, 2024 Planning Commission meeting.

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

The motion to continue Ordinance No. O-2324-35 and PP-2324-12 to the June 13, 2024 Planning Commission meeting was adopted by a vote of 6-0.

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NORMAN 2025, PUD & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Request for Postponement to August Planning Commission
3. NORMAN 2025 Plan Map

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

10. 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. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McDaniel, to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the August 8, 2024 Planning Commission meeting.

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

The motion to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the August 8, 2024 Planning Commission meeting passed by a vote of 6-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hudson reminded the Commission of the Special Meeting on May 16, 2024 at 6:30 p.m.
The June 13, 2024 Regular Meeting will be at 5:30 p.m.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:03 p.m.

Planning Commission