



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, January 11, 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 11th day of January, 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 6:30 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Jim Griffith
Michael Jablonski

ABSENT

Maria Kindel

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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1. Election of Officers for 2024

Motion by McKown, seconded by Griffith, to elect Erica Bird as Chair, Michael Jablonski as Vice Chair, and Kevan Parker as Secretary for 2024.

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

The motion to elect the slate of officers for 2024 passed by a vote of 8-0.

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CONSENT ITEMS

Motion made by Jablonski, seconded by Griffith, to remove Item 3, SFP-2324-9 from the Consent Docket.

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

The motion to remove Item 3 from the Consent Docket was adopted by a vote of 8-0.

Minutes

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of December 14, 2023 Regular Planning Commission Meeting.

Motion made by McDaniel, seconded by Griffith, to approve the Minutes of the December 14, 2023 Regular Planning Commission meeting as presented.

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

The motion to approve the December 14, 2023 minutes was adopted by a vote of 8-0.

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Short Form Plats

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-9: Consideration of a Short Form Plat submitted by OnCue RE, L.L.C. (SMC Consulting Engineers, P.C.) for Lots 1 & 2, Block 1, Cedarwood Addition Section 2 for property located at 2920 and 2910 Classen Boulevard.

PRESENTATION BY STAFF:

Todd McLellan reviewed the project.

Mr. Jablonski asked about the amount of concrete/impervious surface and any trees. Ms. Hoggatt explained there is a 10' landscape buffer along the street which will have to have trees, as well as around the parking.

Mr. Griffith asked how many trees would be required. Ms. Hoggatt responded one tree for every 40 linear feet.

PRESENTATION BY THE APPLICANT:

Mohammad Khan, SMC Consulting Engineers, presented the project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Parker, seconded by Griffith, to approve SFP-2324-9, the Short Form Plat for Lots 1 & 2, Block 1, Cedarwood Addition Section 2.

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

The motion to approve SFP-2324-9 was adopted by a vote of 8-0.

NON-CONSENT ITEMS

Chair Bird announced that the applicants for the following items, Items 4-14, have requested postponement or continuance to the February 8, 2024 Planning Commission meeting.

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

4. 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.
5. 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.
6. 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.

NORMAN 2025, PUD & Preliminary Plat

7. 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.
8. 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.
9. 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.

PUD & Preliminary Plat

10. 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.
11. 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.

NORMAN 2025, SPUD & Preliminary Plat

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-104: Anthony Blatt, on behalf of the Owner, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.
13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-38: Anthony Blatt, on behalf of the Owner, requests rezoning from PUD, Planned Unit Development (O-2122-4) to SPUD, Simple Planned Unit Development for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.
14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-13: Consideration of a Preliminary Plat submitted by Anthony Blatt, on behalf of the Owner, for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McKown, to postpone/continue items 4 through 14 to the February 8, 2024 meeting.

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

The motion to postpone/continue Items 4 through 14 to the February 8, 2024 meeting passed by a vote of 8-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hoggatt noted the AIM Norman community meetings that will be held in February and March. There are new questions about transportation on AIMNorman.com.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 6:49 p.m.

Planning Commission