



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 08, 2022 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 8th day of December, 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 6:30 p.m.

ROLL CALL

PRESENT

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

ABSENT

Liz McKown
Douglas McClure

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning & Community Development
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer
Bryce Holland, Multimedia Specialist
Rone' Tromble, Recording Secretary

Chair Bird thanked Shaun Axton for his time on the Planning Commission, and welcomed Maria Kindel to the Commission.

CONSENT ITEMS

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the November 10, 2022 Regular Planning Commission Meeting.

Motion made by McDaniel to approve the minutes of the November 10, 2022 Regular Planning Commission meeting as presented; seconded by Parker.

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

The motion to approve the minutes of the November 10, 2022 Regular Planning Commission as presented was adopted by a vote of 7-0.

NON-CONSENT ITEMS

Midway Grocery, Inc.

2. Consideration of Adoption, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-14: Midway Grocery, Inc. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 0.234 acres of property located at 601 W. Eufaula Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Letter of withdrawal by the applicant

This item has been withdrawn by the applicant. No action was necessary.

Subtext Acquisitions, L.L.C.

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2223-54: Subtext Acquisitions, L.L.C. requests amendment of the NORMAN 2025 Land Use Plan from Commercial Designation to High Density Residential Designation for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2223-17: Subtext Acquisitions, L.L.C. requests rezoning from C-2, General Commercial District, to PUD, Planned Unit Development, for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. The Verve Norman PUD Narrative with Exhibits A-G
4. Previous Area Plan

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2223-4: Consideration of a Preliminary Plat submitted by Subtext Acquisitions, L.L.C. (Kimley-Horn) for THE VERVE NORMAN for approximately 9.66 acres of property generally located on the west side of Classen Boulevard north of East Constitution Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat – The Verve Norman
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan

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

Mr. Griffith asked if there are plans to replace any trees that are destroyed because of the development.

Mr. Jablonski asked the rules regarding digital billboards, because there is an existing billboard that they propose to replace with a digital billboard.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, responded to the questions about trees and the billboard, and presented the project.

Mr. Parker asked whether the sidewalk would be extended down to the intersection. Mr. Rieger responded.

Mr. Parker asked about the possibility of widening Classen Boulevard in this area to four lanes. Mr. Rieger responded and noted they are dedicating 17' of right-of-way with the plat.

Mr. Jablonski commented it looks like a great development, and asked how many trees they are planning to take out with the development. Mr. Rieger did not have a number, but discussed the area where trees may be removed.

Mr. Jablonski also spoke about the amount of heat generated by the pavement and asked about ways to mitigate it. Mr. Rieger responded.

Ms. Bird asked what Mr. Parker thinks of the underground detention. Mr. Parker responded. Mr. Rieger also responded.

Ms. Bird asked for clarification on the number of trees which may be removed and the trees being added. Mr. Rieger responded. Ms. Kindel asked for further clarification. Mr. Rieger responded. Mr. Jablonski asked about provisions in the PUD to protect the existing trees in the greenspace area.

Lydia Leslie, Kimley-Horn Engineering, discussed the need to provide compensatory storage in the area just south of the parking, and remove the trees in that area. All the trees will remain in the floodway area, which will not have any changes.

Ms. Hoggatt addressed the previous question about the billboard.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION: Mr. Jablonski stated he is not a fan of digital billboards. Overall he thinks it is a great project. He would like to see them protect the greenspace in the PUD, so it can't be developed in the future. Ms. Bird noted the site plan does show a protected greenspace. She supports the project.

Ms. Kindel commented that she is also not a fan of the digital billboard and does not see a need for it in that location. She is impressed with other aspects of the plan.

Mr. Brewer is not in favor of a digital billboard. He thinks it would present a potential hazard in that location.

Motion made by Jablonski to recommend adoption of R-2223-54, O-2223-17, and PP-2223-4 to City Council, with the comment that a digital billboard not be allowed; seconded by Griffith.

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

The motion to recommend adoption of R-2223-54, O-2223-17, and PP-2223-4 to City Council, with the comment that a digital billboard not be allowed, passed unanimously by a vote of 7-0.

Ordinance Amendments

6. Consideration of Approval, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-20: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 5-401 (1) CARPORT DEFINITION, AMENDING SECTION 5-403 OF ARTICLE IV OF CHAPTER 5 ("BUILDING CONSTRUCTION") TO ADD REGULATIONS FOR CONSTRUCTION OF CARPORTS, AND DELETING SECTION 22-431.10 ("RESIDENTIAL CARPORTS") IN CHAPTER 22 ("ZONING ORDINANCE"); AND AMENDING SECTION 22-441 ("BOARD OF ADJUSTMENT") TO CHAPTER 22 ("ZONING ORDINANCE") TO REMOVE THE SPECIAL EXCEPTION REQUIREMENT FOR CARPORTS IN CHAPTER 22 ("ZONING ORDINANCE"); OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH NEW CARPORT STANDARDS IN ARTICLE IV OF CHAPTER 5; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2223-20

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

Mr. Jablonski asked why there must be a dwelling structure. Ms. Hudson responded.

Ms. Bird commented that some additions also have covenants, conditions and restrictions that would not allow a carport; that is different from City rules.

Mr. Griffith asked about a restriction that the carport could not extend into the right-of-way. Ms. Hudson responded they are required to be a minimum of 7' from the front property line.

Ms. Kindel asked about converting existing garages to living space and adding a carport, and gravel driveways. Ms. Hudson responded.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith to recommend adoption of O-2223-20 to City Council; seconded by Parker.

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

The motion to recommend adoption of O-2223-20 to City Council passed by a unanimous vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Tromble noted the 2023 meeting calendars which were distributed.

Ms. Bird noted the January agenda will include election of officers for the year.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:27 p.m.

Planning Commission