



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, April 11, 2024 at 6:30 PM

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### 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 11<sup>th</sup> day of April, 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 6:32 p.m.

#### ROLL CALL

##### PRESENT

Steven McDaniel

Liz McKown

Michael Jablonski

Chair Erica Bird

Doug McClure

Jim Griffith

Maria Kindel

Kevan Parker (arrived at 6:48 p.m.)

##### ABSENT

Cameron Brewer

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director

Lora Hoggatt, Planning Services Manager

Kelly Abell, Planner I

Justin Fish, Planner I

Ken Danner, Subdivision Development Manager

David Riesland, Transportation Engineer

Beth Muckala, Assistant City Attorney

Nathan Madenwald, Utilities Engineer

Bryce Holland, Multimedia Specialist

Roné Tromble, Admin. Tech. IV

### **SPUD Zoning, Utility Easement Closure & Preliminary Plat**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-49: 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 TWENTY-SIX (26), 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 THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (418 N. INTERSTATE DRIVE)

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
  2. Location Map
  3. SPUD Narrative with Exhibits A-F
  4. Preliminary Site Development Plan
  5. Transportation Impacts
  6. Pre-Development Summary
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-50: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF THE 17-FOOT-WIDE UTILITY EASEMENT LOCATED IN LOT TWO (2), BLOCK ONE (1), AN AMENDED PLAT OF STIDHAM ADDITION NO. 1, A PLANNED UNIT DEVELOPMENT, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
  2. Location Map
  3. Request to Close a Public Easement
10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-18: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY ORRKLAHOMA REALTY-NORMAN, L.L.C. (GRUBBS CONSULTING, L.L.C.) FOR SOONER KIA NORMAN, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 4.77 ACRES OF PROPERTY LOCATED AT 418 N. INTERSTATE DRIVE.

#### **ITEMS SUBMITTED FOR THE RECORD:**

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

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

Mr. Jablonski asked about the easement. Ms. Hoggatt responded that, as far as we know, there is nothing in it and there have been no objections to closing it.

Mr. Jablonski asked why they don't just make everything C-2. Ms. Hoggatt responded that they wanted to keep the conditions that were part of the previous approval that protect the residential to the west of the site. Those included landscaping, and providing parking, and showing more specifically how the site would be used so it would have less of an impact.

Mr. Jablonski noted that the narrative requests a 5' setback on the north and south. He asked what it would be if it were zoned C-2. Ms. Hoggatt responded that C-2 doesn't have large setbacks.

**PRESENTATION BY THE APPLICANT:** Mark Grubbs, Grubbs Consulting, 1800 South Sara Road, representing the applicant, said the purpose of the SPUD is to incorporate the north undeveloped lot into the already developed land. They will be removing the building and redeveloping it with a new building, and cleaning the site up. There are two different zonings: C-2 and the PUD. Because they are developing it all as one lot, it has to be combined into a single lot. The easement closure is needed because the building will be located over it, and there is nothing in the easement. They are requesting a SPUD, because it is under 5 acres, and they essentially copied the contents of the old PUD into the SPUD with all the same protections that it had historically for the residential to the west: keep the landscape buffer, add the requirement for the 8' sight-proof fence along the west, and to keep the barriers in place. The SPUD specifically only allows the use for automotive sales and the accompanying services that go with it.

Mr. Griffith asked if the new building will be south of the old building. Mr. Grubbs responded that the gray shading under the north portion of the building on the site plan is the existing building. The building will extend south almost to the south property line. It will increase the size of the building quite a bit.

Mr. Jablonski asked about the dark gray shading to the west, and the buffers between the SPUD and the residential area. Mr. Grubbs clarified that the dark gray does not allow automotive sales to happen; only parking from the apartments and the employees can park there. There is a 5' landscape buffer with trees that exist within that, which was in the original PUD. Mr. Jablonski asked how well it works to block light and sound. Mr. Grubbs did not know. The lighting will meet City code.

Mr. McDaniel asked if they anticipate any change to the buffer zone. Mr. Grubbs does not anticipate changing that area.

**AUDIENCE PARTICIPATION:** None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Jablonski expressed concern about a future heat problem with the amount of asphalt and concrete for the project. He wondered if there were some places they could put trees in the back parking lot for employees. Mr. Grubbs said they are not changing the west line. Ms. Hoggatt pointed out the landscape plan included in the packet. Mr. Grubbs indicated they are adding additional trees to meet the current landscape code requirements. Additional trees are being added to the west lot, but they do not plan to

disturb the existing trees along the west line. Ms. Bird suggested container plants could be added for additional vegetation.

Motion made by McDaniel, seconded by McKown, to recommend adoption of Ordinance No. O-2324-49, Ordinance No. O-2324-50, and PP-2324-18 for SOONER KIA NORMAN, A Simple Planned Unit Development, to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-49, Ordinance No. O-2324-50, and PP-2324-18 to City Council passed by a vote of 8-0.

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