



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray,
Norman, OK 73069
Thursday, October 12, 2023 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 14th day of September, 2023.

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 6:33 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Chair Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Steven McDaniel
Liz McKown
Kevan Parker

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Lisa Krieg, CDGB/Grants Manager
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jason Murphy, Stormwater Program Manager
Bryce Holland, Multimedia Specialist

NORMAN 2025, PUD & Preliminary Plat

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-62: DAR, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Very Low Density Residential Designation to Low Density Residential Designation for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

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

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-16: DAR, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Preliminary Site Plan

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-6: Consideration of a Preliminary Plat submitted by DAR, L.L.C. (SMC Consulting Engineers, PC) for MONTE VISTA ESTATES, A Planned Unit Development, for 80.00 acres of property located at the Southwest corner of 24th Avenue N.E. and Tecumseh Road.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Two protest letters were received, one of which was within the protest area, which accounted for 3.4% protest.

Mr. Jablonski asked about the Greenbelt Commission recommendation for trails. Ms. Hoggatt responded that will be addressed at final plat stage; they did leave room for it and the developer indicated they are willing to design them.

PRESENTATION BY THE APPLICANT: Libby Smith, Rieger Law Group, representing the applicant, presented the project. The site is 80 acres at the southeast corner of Tecumseh Road and 24th Avenue N.E. This will be a single family residential neighborhood with 83 large ½-acre lots in a gated neighborhood with private streets. It will be served by City water, and have private sewer systems. There is approximately

13 acres of open space. The PUD allows one accessory dwelling unit per lot. Parks Board approved fee-in-lieu of parkland donation.

Mr. Griffith asked about the proximity of Deerfield Park to this development. Ms. Smith did not have that information. Mr. Jablonski asked if there are sidewalks to get to the park. Ms. Smith stated the applicant will install sidewalks along Tecumseh and 24th Avenue N.W. at final plat.

Mr. Jablonski asked about the inclusion of mobile homes on the list of approved uses. Ms. Smith stated the uses were based on RE zoning. The lot size doesn't match the requirement for RE, and they wanted to allow for accessory dwelling units. Ms. Bird asked if the accessory dwelling units can be rented separately. Ms. Smith responded that they can have their own kitchens and can be separately rented.

Ms. Hudson noted that there is also a large park at Park Hill, which is not shown on the map and may be designated as a private park.

Sean Rieger, representing the applicant, reported he was at Parks Board. This is a gated community, so it would not have a public park. Often the criteria is the cost of maintenance. The size of a public park is based on the population, which in this case would have been a one-half acre park for the 90 homes. The applicant recommends what the developer would like, but it is up to the Parks Board whether they accept that recommendation. The fee-in-lieu is set at final plat.

Ms. Bird noted concerns in the protest about traffic, drainage, and curbs. Ms. Smith indicated those will be done in accordance with staff recommendations and the ordinances, and will be more particularly designed at the final plat stage.

Ms. Bird asked about the drainage to the north. Chris Anderson, SMC Consulting Engineers, explained the drainage plan, which includes 8 detention ponds on the site. He explained this is a rural estates project, so the road has bar ditches rather than curbs.

Ms. Bird asked about widening the roads. David Riesland responded that there are plans to widen Tecumseh Road and 24th Avenue N.E. The design of those projects is underway, but federal matching funds makes it hard to establish a timeframe, but it is probably at least five years.

Ms. Bird asked about the greenspace at the southeast corner of the site. Mr. Anderson responded that it is a City water well location, and there is also one at the northwest corner.

AUDIENCE PARTICIPATION:

Jack Mattingly, 1825 E. Tecumseh Road, asked why the widening of Tecumseh would happen after the subdivision is developed, and the cost of condemning right-of-way. His house is located directly across Tecumseh from the driveway to the development; headlights will be going right across his house and will be a nuisance. He asked about a sidewalk on Tecumseh.

Marty Cummins, 1900 Gini Lee Lane, was concerned about the water flow, the detention ponds, and a mechanism to ensure the capacity of the ponds, because he is the recipient of the water downstream.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski asked if the site was designed with the widening of the roads in mind. Mr. Anderson responded that additional right-of-way for the expansion was added to the preliminary plat.

Mr. Brewer asked about the long-term capacity of detention ponds. Mr. Anderson explained that there is one retention pond, and the rest are detention ponds that are dry most of the time. The HOA is responsible for maintenance.

Ms. Bird noted the concern about headlights. Mr. Anderson said the entrances are located where they are because they are the high points on the road for safety for the sight distances.

Mr. Jablonski likes the large lots and the ADUs. The project is missing the community aspect of what a park adds.

Motion made by Brewer, seconded by Griffith, to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6, the Preliminary Plat for MONTE VISTA ESTATES, A Planned Unit Development, to City Council.

Voting Yea: Brewer, Bird, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-62, Ordinance No. O-2324-16, and PP-2324-6 to City Council passed by a vote of 6-0.

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