



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 14, 2023 at 7:00 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 7:00 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Douglas McClure
Jim Griffith
Maria Kindel

ABSENT

Kevan Parker
Michael Jablonski

A quorum was present.

STAFF PRESENT

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

Franklin Woods 2025, PUD & Preliminary Plat

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-11: Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Future Urban Service Area to Current Urban Service Area and from Medium Density Residential Designation to Mixed Use Designation and removal of Special Planning Area 5 for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-1: Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Pre-Development Summary

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Preliminary Plat PP-2324-5: Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for FRANKLIN WOODS, A Planned Unit Development for 60.4801 acres of property generally located at the Northeast corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Request for Variance in Cul-de-sac Length

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. There is 17.4% protest within the notification area.

Ms. Bird asked the speed limit on 36th Avenue N.W. and Franklin Road in this area. Ms. Hoggatt responded it is 40 mph.

PRESENTATION BY THE APPLICANT:

Gunner Joyce, Rieger Law Group, representing the applicant, introduced the development team: Richard McKown, Alliance Development Group; Chris Anderson, SMC Consulting Engineers; and B.J. Hawkins, TEC. He presented the project.

Richard McKown, 4409 Cannon Drive, provided additional information on the apartment portion of the project.

Mr. Joyce reported on the meetings with Greenbelt Commission and Parks Board. This project requires a full TIA, which was done.

Mr. Brewer noted the protest letters had discussion about flooding concerns. Mr. Joyce responded and noted that 45% of the area will remain open space. They went through the Floodplain Permit Committee and got approval for the roadway that crosses through the floodplain. Chris Anderson explained how the plans address water concerns.

Mr. Brewer asked about safe pedestrian connectivity. Mr. McKown responded.

AUDIENCE PARTICIPATION:

Patrick Schrank, 1309 Rebecca Lane, spoke in support.

Wes Hubert, 3300 Crystal Spring Drive, expressed concerns, including his property value, use of Ruby Grant Park, flooding of the road, and concern that the park will be used for overflow parking.

Ramona Blue, 5201 Crystal Spring Court, spoke in opposition, with concerns about the size of the lots, the size of the homes, duplexes, the number of apartments in a 2 mile stretch on 36th Avenue N.E. and the impact on home values.

James Arms, 5200 Crystal Spring Court, showed a photo of the flooding behind his house. He was concerned the development will result in additional flooding issues.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird asked about duplexes. Mr. Joyce responded the proposal does not contain duplexes, but they would have been allowed under the current NORMAN 2025 designation.

Ms. Bird asked about lot sizes and home sizes. Mr. McKown responded the lots will be 7,200 sq. ft. and larger, and the homes will cost \$450,000 to \$500,000. The entire primary street is a divided boulevard.

Ms. Bird commented that she would like to see the developer have a meeting with the neighbors. Mr. McKown said they would be happy to meet with them.

Mr. Brewer commented that this project is a reduction in density from what is called for in the NORMAN 2025. The project has lower density on the north side, adjacent to Crystal Springs, and higher density on the south side, which encourages park use. He likes the ADUs that provide for aging in place. He encouraged the developer to meet with the neighbors to the north, and also to look at the flooding issues.

Ms. Bird commented that City Council might also benefit from a report on the status of 36th Avenue N.W. widening.

Ms. Kindel commented that she likes how much green space is included in the project. She is concerned with traffic and flooding.

Motion made by Griffith, seconded by McClure, to recommend adoption of Resolution No. R-2324-11, Ordinance No. O-2324-1, and PP-2324-5 to City Council.

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

The motion to recommend adoption of Resolution No. R-2324-11, Ordinance No. O-2324-1, and PP-2324-5 to City Council passed by a vote of 6-0.

Ms. McKown resumed her seat.

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