

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 9, 2021

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of December, 2021.

Notice and agenda of the meeting was 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.

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ROLL CALL

MEMBERS PRESENT

Erin Williford (arrived at 6:32 p.m.)
Kevan Parker
Steven McDaniel
Erica Bird
Dave Boeck
Sandy Bahan
Michael Jablonski

MEMBERS ABSENT

Lark Zink

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Anais Starr, Planner II
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Ken Danner, Subdivision Development
Manager
Kathryn Walker, City Attorney
Heather Poole, Asst. City Attorney
Jeanne Snider, Asst. City Attorney
Jami Short, Traffic Engineer
Bryce Holland, Multimedia Specialist

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Item No. 10, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-57 FOR NORMAN REGIONAL HEALTH SYSTEM AND THE CITY OF NORMAN REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 29.3 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. ROBINSON STREET, WEST OF N. FINDLAY AVENUE, NORTH OF E. FRANK STREET, AND EAST OF N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

Item No. 11, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-29 FOR NORMAN REGIONAL HEALTH SYSTEM AND THE CITY OF NORMAN REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, C-3, INTENSIVE COMMERCIAL DISTRICT, AND O-1, OFFICE-INSTITUTIONAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 29.3 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. ROBINSON STREET, WEST OF N. FINDLAY AVENUE, NORTH OF E. FRANK STREET, AND EAST OF N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

Item No. 12, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-9, A PRELIMINARY PLAT SUBMITTED BY NORMAN REGIONAL HEALTH SYSTEM AND THE CITY OF NORMAN (SMC CONSULTING ENGINEERS, P.C.) FOR NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 29.3 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. ROBINSON STREET, WEST OF N. FINDLAY AVENUE, NORTH OF E. FRANK STREET, AND EAST OF N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Master Site & Utility Development Plan
7. Pre-Development Summary

Item No. 13, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-30 FOR NORMAN REGIONAL HEALTH SYSTEM AND THE CITY OF NORMAN REQUEST VACATION AND CLOSURE OF CERTAIN PUBLIC INTERESTS IN AN ALLEY, A PORTION OF PONCA AVENUE, AND A PORTION OF GRIFFIN AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Vacate/Close Public Easement

PRESENTATION BY STAFF:

1. Ms. Lora Hoggatt presented the staff report. The Parks Board met earlier in the day and recommended fee in lieu to be assigned to the Frances Cate Park, instead of an on-site park.

Commissioner Jablonski asked a question about the traffic study.
Ms. Jami Short, Traffic Engineer, responded.

PRESENTATION BY THE APPLICANT:

Mr. Sean Rieger, representing the applicant, made comments.
Mr. Richie Splitt, CEO, talked about the Inspire Health program.
Mr. Sean Rieger explained the mechanics of the site, the zoning and platting and the rights-of-way and easements to be closed and vacated.
Ms. Kathryn Walker, City Attorney, discussed the Adult Wellness Center.
Commissioner Boeck made comments.
Mr. Todd Butler, Traffic Engineering Consultants, discussed traffic issues at Porter and Robinson.
Commissioner Parker thanked the team for their work.
Commissioner Bird asked about emergency services at the site.
Mr. Richie Splitt responded.
Commissioner Bird asked about the proposed nine lots.
Mr. Sean Rieger and Mr. Richie Splitt responded.

AUDIENCE PARTICIPATION:

Rachelle HardIn-Montz, 2601 132nd Avenue S.E., made comments regarding the behavioral health facility.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Commissioner Boeck made comments.
Commissioner Bird made comments.

Dave Boeck moved to recommend adoption of Resolution No. R-2122-57, Ordinance No. O-2122-29, PP-2122-9, and Ordinance No. O-2122-30 to City Council. Kevan Parker seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Sandy Bahan, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Lark Zink

The motion, to recommend adoption of Resolution No. R-2122-57, Ordinance No. O-2122-29, PP-2122-9, and Ordinance No. O-2122-30 to City Council, passed by a vote of 7-0.
