



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 08, 2024 at 5:30 PM

MINUTES

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, on the 8th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Commissioner Bird called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Commissioner Brewer
Commissioner McDaniel
Commissioner McKown
Commissioner Jablonski
Commissioner Bird
Commissioner Griffith
Commissioner Parker

ABSENT

Commissioner McClure
Commissioner Kindel

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech III
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT

Dennis Hooper, 3305 Windjammer St., Norman, OK
Boris Apauasov, 412 Prestwick St., Norman, OK
Paul Owen, 3204 Riverwalk Dr., Norman, OK
Don Brakhage, 3201 Scotts Bluff, Norman, OK
Taber Halford, 515 Miller Ave., Norman, OK
Richard McKown, 4409 Cannon Dr., Norman, OK
Weston White, 708 Scotts Bluff, Norman, OK
Gunner Joyce, 136 Thompson Dr., Norman, OK
BJ Hawkins, 6000 S Western Ave. Ste 300, Oklahoma City, OK

NON-CONSENT ITEMS

Bob Moore Farms North PUD, NORMAN 2025 & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

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

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3: 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 SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Site Plan
5. Preliminary Plat
6. Open Space Exhibit
7. Concept Landplan
8. Park Board Report
9. Pre-Development Summary

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 55.56 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SOUTHWEST.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Review Form
6. Traffic Analysis
7. Protest Map/Letters

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonski questioned the existing PUD and related residential density. Lora Hoggatt explained that it was R-1 density. Further, he questioned the overlap of the existing PUD with the proposed PUD.

Mr. Jablonski expressed concern regarding a perceived open space discrepancy – the preliminary site plan shows 26% open space, but the PUD document states a minimum of 10%.

Applicant Presentation

Gunner Joyce of Rieger Sadler Joyce LLC, representing the applicant, presented on the proposed PUD.

Commissioner Jablonski restated his concern regarding open space. Mr. Joyce stated that the applicants “locked into” what the site plan displays (26%) and that the PUD document will be updated for cohesion.

Mr. Jablonski inquired about the traffic on Willowbend Road. BJ Hawkins, Traffic Engineering Consultants, Inc., responded that the foreseen traffic impact will be approximately 400 vehicles a day along Willowbend Road.

Commissioner Bird asked whether Aandahl Avenue will be a public or private street. Mr. Joyce responded that it will be a private drive with on-street parking to accommodate additional vehicles, and provide the ability to close the drive for festivals or events.

Public Comments

Dennis Hooper, 3305 Windjammer St., Norman, OK (Protest)
Boris Apauasov, 412 Prestwick St., Norman, OK (Protest)
Paul Owen, 3204 Riverwalk Dr., Norman, OK (Protest)
Don Brakhage, 3201 Scotts Bluff, Norman, OK (Protest)
Taber Halford, 515 Miller Ave., Norman, OK (Protest)
Richard McKown, 4409 Cannon Dr., Norman, OK (Support)
Weston White, 708 Scotts Bluff, Norman, OK (Protest)

Commission Discussion

Commissioner Jablonski acknowledged the housing need and expressed interest in increased density. Mr. Jablonski held that the project would be difficult to approve due to his concerns regarding increased traffic. Further, Mr. Jablonski inquired to whether the neighborhood could be kept quiet while still increasing housing.

Commissioner Brewer stated that the connection between Norman Center Drive and Willowbend Road is necessary to spacing out potential traffic impacts. Mr. Brewer continued that Willowbend Road already acts as a collector street versus a neighborhood street, meaning that residents are not currently the only road users.

Commissioner McKown stated that it can be difficult to envision, but the need for housing is very important. Ms. McKown also appreciated the step-down from 6-stories on the lot interior to 3-stories abutting the residential neighborhood, and including a large amount of open space.

Commissioner Griffith stated that quality, high-density housing is needed but privacy impacts should be mitigated, and proposed installing a traffic light.

Commissioner Bird questioned parking along Willowbend Road. Ms. Bird also appreciated the applicant addressing the need for housing, improving stormwater, and the onsite as well as offsite amenities, including proximity to the library. Ms. Bird ended noting the connection street onto Willowbend is the reason she will have to vote not to approve.

Motion by Commissioner McKown to recommend approval of Resolution R-2425-14, Ordinance O-2425-3, and PP-2425-3; **Second** by Commissioner Griffith.

The motion passed with a vote of 5-2 with Commissioner Bird and Commissioner Jablonski voting against.