



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, October 10, 2024 at 5:30 PM

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Thursday, October 10, 2024 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Michael Jablonski called the meeting to order at 5:31 p.m.

### ROLL CALL

#### PRESENT

Steven McDaniel  
Liz McKown  
Michael Jablonski  
James Griffith  
Maria Kindel  
Kevan Parker

#### ABSENT

Cameron Brewer  
Erica Bird  
Doug McClure

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Lora Hoggatt, Planning Services Manager  
Kelly Abell, Planner I  
Justin Fish, Planner I  
Whitney Kline, Admin Tech IV  
AshLynn Wilkerson, Assistant City Attorney I  
William Andrews, Communications & Engagement Coordinator  
Todd McLellan, Development Engineer

#### GUESTS PRESENT

Rex & Jan Valouch, 3661 Jenkins Ave, Norman, OK  
Trey Kirby, 311 Roserock Dr, Norman, OK  
Sonja & Kevin Potts, 3620 Barwick Dr, Norman, OK  
Rieger Sadler Joyce LLC, 136 Thompson Dr, Norman, OK

## CONSENT ITEMS

*This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 12, 2024

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

1. September 12, 2024 Planning Commission Regular Session Minutes

### Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-5: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY ROLLNG VISTAS, LTD. (CHRIS FAIRCHILD) FOR CREEKSIDE ESTATES COS FOR 76.8878 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE SOUTH OF EAST LINDSEY STREET AND WEST SIDE OF 108<sup>TH</sup> AVENUE SOUTHEAST.

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

1. Staff Report
2. Location Map
3. Creekside Estates COS

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-6: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GREG SKINNER (SKINNER LAND SURVEYING) FOR FILKINS RIDGE COS FOR 19.87 ACRES, WITH A VARIANCE ON THE PRIVATE ROAD WIDTH FROM 20' TO 12' SERVING TWO TRACTS AND A VARAINCE IN THE MINIMUM 10 ACRES REQUIREMENT FOR TRACT 1 AT 9.94 ACRES AND TRACT 2 AT 9.93 ACRES LOCATED AT 6607 144TH AVENUE NORTHEAST.

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

1. Staff Report
2. Location Map
3. Filkins Ridge COS
4. Filkins Ridge Variance Request

**Motion** by Commissioner McDaniel to approve to consent docket; **Second** by Commissioner McKown.

***The motion passed unanimously with a vote of 6-0.***

## NON-CONSENT ITEMS

### Trinitas Development LLC Rezoning

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-8: 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 ALL OF BLOCK ONE (1) OF THE SECOND STATE UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (310 E BOYD STREET)

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

1. Staff Report
2. Location Map
3. SPUD Document
4. Master Development Plan
5. Master Development Plan with Labels
6. Pre-Development Summary

### Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Commissioner Griffith asked where the parking for the residents was going to be located. Ms. Abell responded that it would be the bottom two stories.

### Applicant Presentation

Gunner Joyce, Rieger Sadler Joyce LLC, presented on the proposed SPUD. Mr. Joyce explained that this is considered infill development and the allowed uses are not a big change from what is currently permitted.

Commissioner Jablonski asked about the signage. Mr. Joyce responded that a ground sign has been requested but is not a dynamic or video sign.

Commissioners agreed that this is a great opportunity in a great location.

**Motion** by Commissioner Griffith to recommend approval of Ordinance O-2425-8; **Second** by Commissioner Kindel.

***The motion passed unanimously with a vote of 6-0.***

**Armstrong Bank Consolidation Project Rezoning and Preliminary Plat**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-9: 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 THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF EAST CEDAR LANE ROAD AND EAST OF CLASSEN BLVD)

**ITEMS SUBMITTED FOR THE RECORD:**

- 1. Staff Report
- 2. Location Map
- 3. PUD Narrative
- 4. Preliminary Plat
- 5. Green Space Exhibit
- 6. Site Development Plan
- 7. Pre-Development Summary

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-4: CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ROYCE ENTERPRISES, INC & SOONER INVESTMENT DEV. CO. (SMC CONSULTING ENGINEERS, PC) FOR ARMSTRONG BANK CONSOLIDATION PROJECT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 40.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTH OF EAST CEDAR LANE AND EAST OF CLASSEN BLVD.

**ITEMS SUBMITTED FOR THE RECORD:**

- 1. Staff Report
- 2. Location Map
- 3. Preliminary Plat
- 4. Site Development Plan
- 5. Traffic Analysis
- 6. Traffic Review Form

**Staff Presentation**

Kelly Abell, Planner I, presented the proposed amended PUD.

**Applicant Presentation**

Sean Rieger, Rieger Sadler Joyce LLC, presented on the proposed amendments. Mr. Rieger explained that they would be amending the site plan, signage, and internal roads.

Commissioner McKown stated that the site plan is showing dry detention ponds but those areas could be utilized in a more decorative way.

Commissioner Griffith requested that if they are going to be dry detention ponds, to make sure they are maintained.

Commissioner Jablonski asked about the plans in regards to the heat generated from the parking lot. Mr. Rieger explained that the retailer's site plan requests lots of islands including trees to help with the heat.

### **Public Comment**

Trey Kirby, 311 Roserock Dr, Norman, OK (protest)

Commissioner Kindel explained that there were no definitive plans a year ago so they are not losing anything in regards to the housing that was on the original PUD.

**Motion** by Commissioner McKown to recommend approval of Ordinance O-2425-9 and PP-2425-4; **Second** by Commissioner Griffith.

***The motion was passed unanimously with a vote of 6-0.***

**Highway 9 Jenkins M&J Investments NORMAN 2025, Rezoning and Preliminary Plat**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-76: 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 THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTRE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Norman 2025 Map

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-28: 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 EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Location Map
3. Preliminary Plat
4. PUD Narrative
5. Open Space Exhibit
6. Pre-Development Summary

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, LLC (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAT CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Traffic Analysis
5. Traffic Review Form

## **Staff Presentation**

Justin Fish, Planner I, presented on the proposed PUD.

Commissioner Jablonski asked about the ongoing concerns with Bishop Creek. Todd McLellan, Development Engineer, responded that there was a drainage report submitted.

## **Applicant Presentation**

Sean Rieger, Rieger Sadler Joyce LLC, explained that the proposed PUD would include industrial, housing, and retail uses.

Mr. Rieger also explained that the property would be down-zoned in regards to intensity and is located to the north of the floodplain & floodways.

Commissioner McKown asked what the order of development would be and recommended the housing be built first.

Commissioner Griffith inquired about the height of the apartment building and the possibilities of going up to four or five stories.

## **Public Comments**

Sonja & Kevin Potts, 3620 Barwick Dr, Norman, OK (Protest)  
Rex & Jan Valouch, 3661 Jenkins Ave, Norman, OK (Protest)

Commissioner Jablonski explained that this development would bring in more housing with a buffer already set up for open space in regards to where the easements are located.

Commissioner Kindel stated she likes the green space, increased housing to every level, and detention that would be slow release. She hopes City Council will be able to answer questions in regards to who would clean possible debris in Bishop Creek to make sure it is flowing as efficiently as possible.

**Motion** by Commissioner McDaniel to recommend approval of Ordinance O-2324-28, Resolution R-2324-76, and PP-2324-10; **Second** by Commissioner McKown.

***The motion was passed unanimously with a vote of 6-0.***

**Zoning Ordinance - Home Occupations**

**10. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-6:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 (“ZONING”), SECTIONS 36-101 (“DEFINITIONS”), 36-513 (“RE, RESIDENTIAL ESTATE DWELLING DISTRICT”), 36-518 (“RM-4, MOBILE HOME PARK DISTRICT”) AND 36-564 (“HOME OCCUPATIONS”) IN ORDER TO ALLOW HOME OCCUPATIONS TO BE CARRIED ON IN RE, RESIDENTIAL ESTATE DWELLING DISTRICT, AND RM-4, MOBILE HOME PARK DISTRICT, AND TO REDEFINE, TO MAKE LANGUAGE THROUGHOUT THE ZONING ORDINANCE CONSISTENT, AND ALLOW ADDITIONAL ACTIVITES AS HOME OCCUPATIONS WITH STATED RESTRICTIONS, AND PROVIDING FOR THE SEVERABILITY THEREOF.

**ITEMS SUBMITTED FOR THE RECORD:**

- 1. Staff Report
- 2. Draft Ordinance

**Staff Presentation**

Lora Hoggatt, Planning Services Manager, presented the proposed ordinance change in regards to home occupations.

Commissioner Kindel explained that it makes sense to add this to the residential districts that were previously omitted.

**Motion** by Commissioner Kindel to recommend approval of Ordinance O-2425-6; **Second** by Commissioner Griffith.

***The motion was passed unanimously with a vote of 6-0.***

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Commissioners had discussion in regards to stormwater and how the City can think about it differently as the weather is becoming more unpredictable.

**ADJOURNMENT**

The meeting was adjourned at 7:09p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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Planning Commission