

**Bob Moore Farms Rezoning, Preliminary Plat, & Right of Way Closure**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-43: 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 TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4), SOUTHWEST QUARTER (SW/4) AND SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE NORTH (T9N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF W MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF W LINDSEY STREET, AND EAST OF 36<sup>TH</sup> AVENUE SW; WARD 3)

**ITEMS SUBMITTED FOR THE RECORD**

- 1. Staff Report**
- 2. Location Map**
- 3. Narrative**
- 4. Preliminary Site Plan**
- 5. Revised Preliminary Plat**
- 6. Greenspace**
- 7. Preliminary Site Plan – Phase One**
- 8. Pre-Development Summary, 1-22-26**
- 9. Protest Map & Letters**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE PP-2526-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY BOB MOORE FARMS NORTH, LLC (SMC CONSULTING ENGINEERS, PC) FOR BOB MOORE FARMS NORTH, A PLANNED UNIT DEVELOPMENT, FOR 55.7 ACRES OF PROPERTY GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36<sup>TH</sup> AVENUE SW.

**ITEMS SUBMITTED FOR THE RECORD**

- 1. Staff Report**
- 2. Revised Preliminary Plat**
- 3. Preliminary Site Plan**
- 4. Pre-Development Summary, 2-26-26**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-46: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A PORTION OF NORMAN CENTER COURT RIGHT-OF-WAY TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

1. **Staff Report**
2. **Right of Way Closure Attachments**
3. **Protest Map & Letters**

### **Staff Presentation**

Logan Gray, Planner II, presented the Staff Report for the Bob Moore Farms project.

Commissioner Bird asked whether the current site plan includes any ingress and egress across the library parcel. Brandon Brooks, Capital Projects Engineer, confirmed that it does not.

Commissioner Bird asked whether the traffic splitter median near the library and the circular roundabout would be removed, allowing vehicles exiting the rear of the library to make a direct left turn instead of turning right and circling the roundabout. Mr. Brooks confirmed Ken Danner previously stated this would be the case.

Commissioner Bird asked whether the site plan includes any portion of the legal description extending across Willow Bend. He also noted additional protest letters were received requesting clarification on whether any portion of the Willow Bend right-of-way would be closed or remain dedicated as a public street. Mr. Brooks stated Willow Bend will remain open.

Commissioner Jablonski noted inconsistencies between the proposed development and the City's vision for the area, including lower density and a lack of mixed-use development, and asked staff to clarify the City's plans for development in that part of the City. Mr. Gray explained the Urban High Land Use policy encourages mixed-use development, including retail and workspace alongside residential. The proposed development is currently single-use residential at 14 units per acre, while the Urban Living Center designation typically calls for at least 18 units per acre.

### **Applicant Presentation**

Libby Smith, representative of the applicant, presented the Bob Moore Farms project.

Commissioner McDaniel noted previous concerns about a cut-through raised during a previous presentation and asked whether the connection had been removed and if the

development would be gated to address this issue. Ms. Smith confirmed it had been removed and the development would be a gated community, eliminating that concern.

Commissioner Jablonski asked how the current proposal compares to the original PUD in terms of height and density. Ms. Smith responded the new proposal adds approximately 200 more units than the previous plan, which included two-story and four-story buildings.

Commissioner Jablonski questioned why the proposal is limited to four stories given the City's housing needs and the potential to build taller in a central area. Ms. Smith stated the taller buildings would significantly increase development costs and change the construction type, and the proposed height is intended to remain compatible with the adjacent residential neighborhood to the west.

### **Public Comments**

Rebecca Patten, 765 Asp Avenue STE 202, Norman, OK (Protest)

Sean Hultman, 300 Norman Center Court, Norman, OK (Protest)

Bret Bradley, 3217 Riverwalk Drive, Norman, OK (Protest)

Sheryl Tatum, 3217 Riverwalk Drive., Norman, OK (Protest)

### **Planning Commission Discussion**

Commissioner Kindel asked whether the building height in the area is limited, specifically questioning whether developments are restricted to two additional stories above neighboring structures when considering density and height.

Mr. Gray stated under AIM Norman, Urban Living building types commonly range from four to five stories or more.

Commissioner Kindel asked if there is a specific citation to limit how many stories a development can exceed neighboring residential areas, referencing a previous project. Jane Hudson, Planning & Community Development Director, stated the previous project was in the Center City Form Based Code so there is a limit there but not where this project is proposed.

Commissioner Brewer expressed support for higher densities more consistent with the AIM Norman Plan and noted building height is often influenced by construction costs. He explained buildings up to four stories can typically be wood framed, while taller buildings require more expensive construction methods, which may be a factor in the proposed four-story limit.

Commissioner Bird clarified while the site plan's legal description extends across Willow Bend, this does not indicate the street would be closed. She confirmed Willow Bend is not proposed for closure and would require a separate street vacation process, which would return to the Planning Commission for approval.

Commissioner Bird discussed traffic circulation changes near the library, noting removal of the roundabout and median would allow vehicles exiting the library to turn left. She also expressed support for the project, highlighting the revised plan addresses prior cut-through traffic concerns by making interior roads private and adds housing while remaining considerate to nearby neighbors.

Commissioner Jablonski asked for clarification regarding coordination with the library, noting the applicant stated the library supported the changes while the library's comments suggested remaining concerns. Ms. Smith responded they had worked with the library and believed the major issues had been addressed and confirmed they are willing to continue collaborating to resolve any remaining concerns.

Commissioner Brewer addressed concerns about the change from mixed-use to additional residential units, noting Norman has very limited sites available for dense apartment development and is currently behind in meeting housing needs. While preferring true mixed-use development, he said increasing housing units at this location helps address the City's shortage and expressed support for the project despite the trade-offs. Commissioner Jablonski added the project also helps prevent urban sprawl which he considers important.

Commissioner Parker asked whether the existing sanitary sewer line on the site has been evaluated to ensure no future work will be needed if it is covered by the proposed development. Brandon Brooks, Capital Projects Engineer, stated as part of their conditions for vacating the line will be rerouted.

**Motion** made by Commissioner McDaniel to approve with the caveat that the drive will not be a shared drive with the Pioneer Library System, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Kindel

**Planning Commission recommended approval of O-2526-43, PP-2526-15, and O-2526-46.**