

Commissioner Brewer noted that the boundary's "jut" is very intentional, reflecting careful planning, and appreciated input from the applicant and residents. He emphasized the Commission needed flexibility but cautioned against ignoring the AIM Norman Plan language for adjacent developments. Acknowledging the housing shortage, he noted the plan offers alternatives and stressed balancing density in walkable areas with preserving land near Thunderbird. He concluded the development might be appropriate in the future, but he could not support it at this time.

Commissioner McKown agreed with Commission Brewer, calling the presentation premature. She noted AIM Norman intentionally preserved rural character near Lake Thunderbird, cautioned 59 wells and septic systems could threaten the watershed, and concluded the plan was inappropriate at this time, though it might be suitable for the future.

Commissioner Kindel emphasized the community's commitment to watershed protection, noted septic system limitations, commenting 59 new systems could cause harm, and concluded she could not support the premature development.

Commissioner Bird noted the challenges of dividing the parcel and limiting street frontage, appreciated input from the audience and applicants, and highlighted potential runoff issues between residential and agricultural uses.

Motion to deny made by Commissioner Parker, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended denial of Resolution R-2526-83, Ordinance O-2526-20, & PP-2526-12.

765 Jenkins Avenue SPUD Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-21: 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 LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), IN BLOCK FOUR (4), OF STATE UNIVERSITY ADDITION , TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (765 JENKINS AVENUE; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Commissioner Brewer asked whether this property is part of Center City Formed Base Code (CCFBC). Mr. Rieger replied it is not, though the area is intended to eventually be part of the CCFBC. Mr. Brewer further asked if the property was part of the area carved out for the Campus Corner area. Mr. Rieger confirmed that it was.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Bird noted the proposal appears similar to a previously approved project just the use is changing.

Motion made by Commissioner McKown, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval Ordinance O-2526-21.

Revise the Definitions for "Family" and "Dwelling Unit" Ordinance Amendment

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-17: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-101 ("DEFINITIONS") OF ARTICLE 36-I ("ZONING IN GENERAL") WITHIN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REVISE THE DEFINITIONS FOR "FAMILY" AND "DWELLING UNIT"; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

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