

(GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Blandford Bluff Certificate of Survey
3. Letter of Variance Request

Commissioner Bird noted there was an error in the title of COS-2526-4 that would be corrected in the motion.

Motion made by Commissioner Kindel with the title correction, Seconded by Commissioner Griffith.

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

Planning Commission recommended approval of COS-2526-4 with the edit of 229.92' to 329.92' in the title.

NON-CONSENT ITEMS

1107 & 1111 Chautauqua Avenue Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Development Plan
5. Protest Map & Letters

Staff Presentation

Justin Fish, Planner I, presented staff report.

Commissioner McKown asked for clarification on the zoning to the north of the subject tract. Mr. Fish responded the property is zoned R-1, Single-Family Dwelling District.

Commissioner Brewer asked Mr. Fish to clarify what missing information prevented staff from including the other protest. Mr. Fish replied it was lack of verification of the signatures collected.

Applicant Presentation

Matt Peacock, representative of the applicant, presented the proposed development.

Commissioner Brewer sought to clarify the Zoning as R-1 but the Land Use as Urban Medium. Mr. Peacock confirmed the Zoning and Land Use. Also, noting nearby R-2 and R-3 parcels already contained more than 100 units. Further, he believes this project doesn't set a precedent but rather aligns with existing development.

Commissioner Brewer asked how many parking spaces were planned. Mr. Peacock responded they intend to provide 21 on-site parking spaces and are exploring off-site parking options with nearby churches and the University of Oklahoma. Although the search has been challenging, he believes they have a few promising leads.

Commissioner Kindle asked additional questions about off-site parking but noted the earlier discussion had addressed her concerns.

Public Comments

Maggie Coffman, 725 Hoover St., Norman, OK (protest)

Commissioner Kindel requested clarification on the "units per acre" definitions for Urban High and Urban Medium in the newly adopted AIM Norman Comprehensive Land Use Plan. Jane Hudson, Planning & Community Development Director, explained Urban High is defined as more than 12 units per acre.

Commissioner Brewer restated Commissioner Kindel's question about whether the project fits the Urban Medium designation. Commissioner Kindel explained her concern is the high number of units, which seems more consistent with Urban High, leading her to question whether the project truly reflects Medium-Density development.

Ms. Hudson explained AIM Norman defines Urban Medium as having gross densities greater than eight units per acre, with no upper density cap. She added higher density was expected in this area because it aligns with the plans intended goal.

Mr. Peacock stated they could reduce the project from 24 units to eight three-bedroom units. However, because the current design uses smaller bedrooms and smaller units, the overall impact is comparable to an eight-unit, three-bedroom project. For that reason, he believes the current proposal is not significantly different nor unreasonable.

Lora Hoggatt, Planning Services Manager, clarified Urban Medium zoning allows two-to-three story buildings, while Urban High zoning allows three to five story buildings.

David Harper, 444 Chautauqua Ave., Norman, OK (protest against the 3 unrelated)
Council Member Robert Bruce, 5209 Lyon Dr., Norman, OK (protest)

Commissioner Bird closed public comment and returned to Commission discussion.

Commissioner Brewer stated the project clearly complied with AIM Norman and voiced his support. He noted that neighbors had the opportunity to review and comment on land-use definitions before the plan was adopted. Commissioner Brewer added micro-units provide quieter, compatible housing that helps address the City's housing shortage. As a nearby resident, he acknowledged increased density near campus was inevitable and voiced support for retaining on-street parking for safety.

Commissioner Kindel said she appreciated many aspects of the project, especially the stand-alone micro-units but noted the overall unit count made the project function more like High Density rather than Urban Medium. She believed the first project in that area should be more moderately scaled to create a smoother transition between the zoning districts. While she saw strong potential, she believed this proposal exceeded the appropriate scale for Medium Density. Additionally, Commissioner Kindel added she wanted to avoid a rapid "land rush" creating conflict and prefers development that blends gradually rather than introducing abrupt changes.

Commissioner Brewer noted reducing unit counts could make projects financially unviable, leading to fewer amenities and larger bedrooms, which might disrupt neighborhoods. He emphasized a central challenge for the City is finding ways to incorporate higher unit densities while keeping projects feasible.

Motion made by Commissioner Griffith, Seconded by Commissioner McClure.

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

Voting Nay: Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-14.

Massage Therapy Establishments Ordinance Amendment

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION