



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 11, 2025 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 at the Municipal Building, on Thursday, September 11, 2025 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.

Erica Bird called the meeting to order at 5:30p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Michael Jablonski
Doug McClure
Maria Kindel *

ABSENT

Jim Griffith
Kevan Parker

*Arrived at 5:32p.m.

STAFF PRESENT

Jane Hudson, Planning and Community Development Director
Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
Whitney Kline, Admin Tech IV
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Jame Briggs, Park Development Manager

GUESTS PRESENT

Sean Reiger, 136 Thompson Drive, 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 AUGUST 14, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. August 14, 2025 Planning Commission Regular Meeting Minutes

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-8: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HERITAGE-INFINITY LIVING TRUST (POLLARD & WHITED SURVEYING, INC.) FOR RIDGELINE ESTATES FOR 338.27 ACRES OF PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF 144TH AVENUE S.E. AND SOUTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Ridgeline Estates Certificate of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-1: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MEEGAN MARONEY PELAFIGUE SUCCESSION TRUST (POLLARD & WHITED SURVEYING, INC.) FOR JOSHUA OAKS ESTATES FOR 79.77 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BETHEL ROAD AND 108TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Joshua Oaks Estates Certificate of Survey

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

The motion passed unanimously with a vote of 7-0.

NON-CONSENT ITEMS

Ironwood Hills PUD Rezoning & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-38: 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 EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PREMIUM LAND, LLC FOR IRONWOOD HILLS, A PLANNED UNIT DEVELOPMENT, FOR 77.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Ordinance O-2425-38; and PP-2425-12 to the October 9, 2025 Planning Commission meeting; **Second** by Commissioner Jablonski.

The motion passed unanimously with a vote of 7-0.

Coleraine Multifamily PUD Rezoning & Preliminary Plat

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY COLERAINE CAPITAL GROUP, INC. FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR 32.50 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF E. IMHOFF RD. BETWEEN CLASSEN BLVD. AND 24TH AVENUE SE.

The applicant requests postponement to the October 9, 2025 Planning Commission meeting.

Motion by Commissioner Kindel to postpone Ordinance O-2425-38; and PP-2425-12 to the October 9, 2025 Planning Commission meeting; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 7-0

Tull Trails PUD Rezoning & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-9: 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 NINETEEN (19) TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE W. ROCK CREEK ROAD AND N. PORTER AVENUE INTERSECTION)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Tull Trails PUD Narrative
4. Parks Location Map
5. Preliminary Plat
6. Site Plan
7. Greenspace Plan
8. Park Plan

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TULL COMMERCIAL PROPERTIES, LLC (CEDAR CREEK ENGINEERING) FOR 2200 N. PORTER AVENUE, A PLANNED UNIT DEVELOPMENT, FOR 69.68 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PORTER AVENUE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Greenspace Plan
6. Park Plan
7. Development Review Form
8. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented staff report.

Commissioner Jablonski asked how the lot would be zoned if the single-family home were removed.

Commissioner Bird stated this question is one for the applicant.

Mr. Fish agreed the applicant could offer a clearer explanation.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the proposed development.

Mr. Rieger began by responding to Commissioner Jablonski's question regarding the single-family home, stating the area in question is currently zoned C-2 in the upper-right quadrant, with no impervious cover limitations. He noted this section would remain less developed, with 20-foot setback requirements on all frontages, and that the nearby pond is zoned WQPZ (Water Quality Protection Zone), which includes a buffer zone. Mr. Rieger confirmed that commercial development would be allowed in this area but the applicant would have to come back to the Commission for a site plan amendment for development to happen.

Mr. Rieger presented an overview of the proposed development for a 69.68-acre site, which features a pond, a trail system, and is divided into two areas planned for mixed-use development. One area will focus on commercial, and office uses with some residential components, while the other is primarily intended for multi-family housing with potential for ground-floor commercial space.

Mr. Rieger concluded by stating the proposal is consistent with the City's AIM Norman Comprehensive Land Use Plan and that no formal protests had been submitted.

Motion by Commissioner McKown to recommend approval of Ordinance O-2526-9 and PP-2526-9; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

No miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 5:52 p.m.

Passed and approved this _____ day of _____ 2025.

Planning Commission Officer