



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, February 08, 2024 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of February, 2024.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Douglas McClure

A quorum was present.

STAFF PRESENT

Jane Hudson, Director of Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Beth Muckala, Assistant City Attorney
Scott Sturtz, Interim Director of Public Works
Todd McLellan, Development Engineer
Jack Burdett, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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NON-CONSENT ITEMS

NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-75: SHAZ INVESTMENT GROUP, L.L.C REQUESTS AN AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION (25.12 ACRES) AND HIGH-DENSITY RESIDENTIAL DESIGNATION (14.82 ACRES) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES ON PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. NORMAN 2025 Map
3. Pre-Development Summary

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-27: 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 THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Zoning Map
4. Preliminary Plat
5. Preliminary Site Plan
6. Park Board Staff Report
7. Pre-Development Summary

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-9: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHAZ DEVELOPMENT GROUP, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION FOR 39.94 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF INDIAN HILLS ROAD AND 48TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Preliminary Site Plan
5. Preliminary Plat
6. Pre-Development Summary

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes. A protest was received which represented 45.8% of the notification area.

Mr. Jablonski asked about a park. Ms. Navarro explained that the Parks Board adopted a fee-in-lieu of parkland for this development. This area was part of a neighborhood park master plan. Ruby Grant Park is 2 miles south of the property.

Mr. Griffith asked about the proposed turnpike. Ms. Navarro did not have that information.

PRESENTATION BY THE APPLICANT: Sean Rieger, representing the applicant, explained the proposed development and surrounding uses, with Moore to the north and Oklahoma City to the west. They believe the turnpike will go through the bottom of the site, and if that happens they will have to redo the site plan and preliminary plat. The street going through the middle of the site will connect to Redlands on the east and to the neighbor to the north. He addressed the concerns raised in the protest letter. He spoke about Gateway Park and the Parks Board decision for fee-in-lieu of parkland. He showed the current proposed layout for the turnpike with this and adjacent site plans superimposed over it.

Mr. Jablonski asked if there will be any one-bedroom units in the apartments. Mr. Rieger did not know.

Mr. Brewer asked which sites have been developed, which have not, and which are under development. Mr. Rieger responded that Glenridge PUD has been developed. Redlands has been approved. The Foxworth Addition was approved but the preliminary plat has probably expired.

Ms. Bird asked about the difference between a site plan for a zoning request vs. a PUD. Mr. Rieger responded that a preliminary plat requires a site plan. A PUD requires a site plan. Straight zoning does not require a site plan.

Ms. Bird asked about the buffer in the multi-family area and whether parking lots will be backing up to the adjacent single-family lots. Mr. Rieger responded that townhomes are planned for the west section adjacent to the single-family to the north. The parking lot is around the perimeter of the north section of multi-family, with clubhouse, etc. in the center. He believes the greenspace buffer of the parking lot is 10'.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski likes the trees included in the parking areas. He likes the higher density. He is disappointed with a fee-in-lieu of parkland.

Motion made by Griffith, seconded by McKown, to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Griffith, Kindel, Parker

The motion to recommend adoption of Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to City Council was approved by a vote of 8-0.

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