

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

AUGUST 11, 2022

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 11th day of August, 2022.

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.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Kevan Parker
Liz McKown
Steven McDaniel
Erica Bird
Doug McClure
Cameron Brewer
Shaun Axton

MEMBERS ABSENT

Jim Griffith
Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Colton Wayman, Planner I
Logan Hubble, Planner I
Ken Danner, Subdivision Development
Manager
Jack Burdett, Subdivision Development
Coordinator
Jami Short, Traffic Engineer
Beth Muckala, Asst. City Attorney
Todd McLellan, Development Engineer

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JULY 14, 2022 REGULAR PLANNING COMMISSION MEETING.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

Steven McDaniel moved to approve the Consent Docket as presented. Liz McKown seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

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NON-CONSENT ITEMS:

Item No. 2, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 3, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, AND THE WEST 25' OF BLOCK 9, WOODSLAWN ADDITION, GENERALLY LOCATED AT 621 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A and B
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Ms. Bird asked for a recap of what happened when the Planning Commission reviewed this item in March, and it was subsequently considered by City Council. Mr. Hubble responded that request was asking for C-2, General Commercial zoning.
Ms. Bird asked the height of the neighboring commercial building to the east. Mr. Hubble did not have that information.

APPLICANT PRESENTATION:

1. Bill Hayes, D.L. Hayes Co., presented the intent of the project.
2. Ms. McKown asked the height of the proposed building. Mr. Hayes responded.
Ms. McKown said her concern is how it abuts the residential property to the west, and suggested some landscaping along the west side. Mr. Hayes indicated they will put in a wood stockade fence.
3. Mr. Parker asked about the development of the residential area. Mr. Hayes responded.
4. Ms. Bird asked about a buffer between the proposed building and the commercial building, but not on the side with the residential. Mr. Hayes responded that is an OG&E easement.
5. Ms. Bird asked about building materials. Ms. Hudson noted the materials are included in the SPUD. Ms. Bird expressed concern with no masonry requirement.
6. Andy Darks, 819 Clement, addressed the building materials and landscaping.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Bird spoke in support of the application.

Steven McDaniel moved to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council. Doug McClure seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-6 and Ordinance No. O-2223-2 to City Council, passed by a vote of 7-0.

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Item No. 4, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-7: BMH JENKINS 2022, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-3: BMH JENKINS 2022, L.L.C. REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 0.16 ACRES OF PROPERTY LOCATED AT 765 JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the project.
2. Ms. McKown asked about the building setback. Mr. Rieger responded.
Ms. McKown asked whether they have identified a commercial tenant. Mr. Rieger responded they have not.
3. Mr. Axton asked about the commercial and parking. Mr. Rieger responded.
Mr. Axton asked the height of the building. Mr. Rieger responded.
Mr. Axton asked about the tandem parking in the rear. Mr. Rieger responded.
4. Ms. Bird commented on tandem parking she has seen in California. She also commented on the walkability of the area. She asked if the drive in the front will go away. Mr. Rieger responded affirmatively.
5. Mr. Brewer asked about preliminary designs for the front façade. Mr. Rieger responded they intend to follow the spirit of Center City.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Brewer asked if there are examples of tandem parking. Ms. Hudson responded. Ms. Bird noted the Primrose Funeral Home has a very long row for parking.

Steven McDaniel moved to recommend adoption of Resolution No. R-2223-7 and Ordinance No. O-2223-3 to City Council. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-7 and Ordinance No. O-2223-3 to City Council, passed by a vote of 7-0.

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Item No. 6, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-18: RED ROCK LAND FUND, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Annotated Ordinance No. O-2223-4

and

Item No. 7, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-5: RED ROCK LAND FUND, L.L.C. REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PUD, PLANNED UNIT DEVELOPMENT FOR RESIDENTIAL USES, FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-F

and

Item No. 8, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SWEETGRASS PARTNERS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR RED CANYON RANCH EAST, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 12.41 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF E. TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Pre-Development Summary
5. Greenbelt Commission Comments

Ms. McKown stated a need to recuse on these items, because she has a relative with a financial interest in the project.

Kevan Parker moved to allow Liz McKown to recuse for Items 6, 7 and 8. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
RECUSED	Liz McKown
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to allow Ms. McKown's recusal, passed by a vote of 6-0. Ms. McKown vacated her seat.

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Axton thanked staff for including the location of the park.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the project, changing a commercial corner to single-family multi-generational housing.
2. Mr. Parker commented there is not a lot of access for commercial in the area.
3. Ms. Bird spoke in support of a variety of home types.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Kevan Parker moved to recommend adoption of Resolution No. R-2223-18, Ordinance No. O-2223-5 and PP-2223-1 to City Council. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
RECUSED	Liz McKown
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-18, Ordinance No. O-2223-5 and PP-2223-1 to City Council, passed by a vote of 6-0.

Ms. McKown returned to her seat.

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Item No. 9, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-7: CLASSEN MONTESSORI SCHOOL REQUESTS SPECIAL USE FOR A SCHOOL TO MODIFY THE APPROVED SITE PLAN FOR PROPERTY LOCATED AT 2323 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

Ms. Bird indicated this applicant has requested postponement of the item to the next Planning Commission meeting on September 8, 2022.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to postpone Ordinance No. O-2223-7 to the September 8, 2022 Planning Commission meeting. Liz McKown seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to postpone Ordinance No. O-2223-7 to the September 8, 2022 meeting, passed by a vote of 7-0.

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Item No. 10, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-6: CITY OF NORMAN – NORMAN UTILITIES AUTHORITY REQUESTS SPECIAL USE FOR MUNICIPAL USE TO MODIFY THE APPROVED SITE PLAN AND WITH VARIANCES TO THE MASONRY REQUIREMENT, TO ALLOW GRAVEL PARKING FOR EMPLOYEES, AND TO THE LANDSCAPE REQUIREMENTS, FOR APPROXIMATELY 50.5 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF ROBINSON STREET APPROXIMATELY 2,000' EAST OF 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Overall Aerial Site Plan
5. Overall Site Plan

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Ms. McKown asked for further information on the variance to the landscape requirements. Mr. Wayman responded.
3. Mr. Axton asked about impervious surface. Mr. Wayman responded. Mr. Axton asked about the stabilized road. Ms. Hudson explained that is for the EOC facility, which is included because they have moved the drive.

APPLICANT PRESENTATION:

1. Barrett Williamson, representing the applicant, presented the project.
2. Mr. Parker asked for clarification of the heavy duty paving around the building. Mr. Williamson explained the proposal. Mr. Parker commented about making provisions for impervious coverage.
3. Chris Savage addressed the issue of impervious coverage, and said they are counting the gravel parking as being hard-surface parking. They are also talking about paving it in the future. Mr. Williamson added that as facilities are added to the site, the detention pond will not need to be modified.
4. Mr. Axton asked what kind of vehicles will be using the road. Mr. Williamson responded. Mr. Axton asked if the buildings will just be metal. Mr. Williamson elaborated on the design.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker supported attempts to save money on the project.

Kevan Parker moved to recommend adoption of Ordinance No. O-2223-6 to City Council. Shaun Axton seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-6 to City Council, passed by a vote of 7-0.

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Item No. 10, being:

CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF: ANNUAL 2021 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN.

ITEMS SUBMITTED FOR THE RECORD:

1. Annual Report for 2021

PRESENTATION BY STAFF:

1. Jane Hudson briefly reviewed the report.
2. Mr. McDaniel asked about the comprehensive plan update. Ms. Hudson reported staff is currently working on an RFP. Mr. McDaniel asked whether we have ever removed the University, City projects, and the hospital from the numbers. Ms. Hudson said we have not done that, but could. She noted that we don't get OU numbers. There were \$192 million of Norman Regional Hospital projects.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Cameron Brewer moved to forward the Annual Report for 2021 to City Council. Steven McDaniel seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Doug McClure, Cameron Brewer, Shaun Axton
NAYES	None
ABSENT:	Jim Griffith, Michael Jablonski

Ms. Tromble announced that the motion, to forward the Annual Report for 2021 to City Council, passed by a vote of 7-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Mr. Brewer asked whether PlanNorman will carry into future comprehensive plan updates. Ms. Hudson indicated she can provide information to the Commission as we move forward.
2. Mr. McDaniel referenced an article in the Norman Transcript regarding how Norman's development fees are higher than surrounding communities. Ms. Hudson believes there is some information available.
3. Ms. Bird welcomed new members to the Planning Commission: Mr. Griffith (who was not able to attend this meeting), Mr. Brewer, Mr. McClure, and Ms. McKown. She thanked Mr. Boeck for his years of service on the Commission.
4. Ms. Hudson noted that school will be starting soon, so everyone needs to be aware of school zones.

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ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:47 p.m.



Norman Planning Commission