



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 10, 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, July 10, 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.

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

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Erica Bird
Jim Griffith
Kevan Parker

ABSENT

Liz McKown
Michael Jablonksi
Doug McClure
Maria Kindel

STAFF PRESENT

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

GUEST PRESENT

Leslea Bennett-Webb, 3200 Regal Run Dr. 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 JUNE 12, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. June 12, 2025 Planning Commission Regular Session Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-1: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KNS, LIMITED PARTNERSHIP (JOHNSON & ASSOCIATES, INC.) FOR MINICK MATERIALS ADDITION, FOR 4.32 ACRES OF PROPERTY LOCATED AT 6665 INTERSTATE DRIVE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Civil Plans

Motion by Commissioner Brewer to approve the consent docket; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 5-0.

NON-CONSENT ITEMS

Stoney Brook Dr. and N. Interstate Dr. Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-39: 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 NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHWEST CORNER OF STONEY BROOK DR. AND N. INTERSTATE DR.)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan

Staff Presentation

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

Applicant Presentation

David Box, representative of the applicant, explained the proposed project.

Public Comments

Leslea Bennett-Webb, 3200 Regal Run Drive, Norman, OK (protest)

Planning Commission Discussion

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2425-39; **Second** by Commissioner Parker.

The motion passed unanimously with a vote of 5-0.

2880 & 2886 Classen Blvd. Rezoning, Preliminary Plat, and NORMAN 2025 Land Use Plan Amendment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-5: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (2880 & 2886 CLASSEN BLVD.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Planned on June 24, 2025.

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-2: 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 A PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND LOT ONE (1), IN BLOCK ONE (1), OF MONROE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE THE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2880 & 2886 CLASSEN BLVD.)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
 2. Location Map
 3. SPUD Narrative
 4. Site Plan
 5. Preliminary Plat
6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY P AND H HOLDINGS, LLC (CEDAR CREEK PLANNING ENGINEERING CONSULTING) FOR 2880 CLASSEN BLVD. ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT (INCLUDING A REPLAT OF MONROE ADDITION), FOR 2.75 ACRES OF PROPERTY LOCATED AT 2880 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, explained the proposed project.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Griffith asked the proposed uses of the commercial buildings. Mr. Rieger explained the project included five (5) small commercial units in each building.

Motion by Commissioner Griffith to recommend approval of Ordinance O-2526-2 and PP-2526-2; **Second** by Commissioner Brewer.

The motion passed unanimously with a vote of 5-0.

Ironwood Hills PUD Rezoning, Preliminary Plat, and NORMAN 2025 Land Use Plan Amendment

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-120: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW DENSITY RESIDENTIAL DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE LOW DENSITY RESIDENTIAL DESIGNATION AND FUTURE URBAN SERVICE AREA AND SUBURBAN RESIDENTIAL AREA AND PLACE THE SAME IN CURRENT URBAN SERVICE AREA. (SOUTH OF E. LINDSEY ST. BETWEEN 36TH AVENUE SE. AND 48TH AVENUE SE.)

This item has been withdrawn as moot due to the adoption of the AIM Norman Comprehensive Land Use Plan on June 24, 2025.

8. 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 requested postponement to the September 11, 2025 Planning Commission meeting.

9. 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 requested postponement to the September 11, 2025 Planning Commission meeting.

Motion by Commissioner Griffith to postpone Ordinance O-2425-38; and PP-2425-12 to the September 11, 2025 Planning Commission meeting; **Second** by Commissioner Parker.

The motion passed unanimously with a vote of 5-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, informed the Commission the Request for Proposal (RFP) for the update to the Zoning Ordinance, Subdivision Regulations and Parking Study was released and available on the City of Norman website.

Commissioner Brewer asked if there were other upcoming projects. Ms. Hoggatt explained an Affordable Housing Action Plan and Pre-Approved Plan Book are the other two projects funded by the PRO Housing grant from HUD. These projects will come at a later date.

ADJOURNMENT

The meeting was adjourned at 5:51 p.m.

Passed and approved this 14th day of August 2025.

Kevin Baker
Planning Commission Officer

