



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 10, 2023 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 10th day of August, 2023.

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.

Vice Chair Kevan Parker called the meeting to order at 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Doug McClure
Jim Griffith
Maria Kindel
Michael Jablonski

ABSENT

Erica Bird

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Melissa Navarro, Planner II
Zach Abell, Planner I
Whitney Kline, Admin. Tech. III
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Anthony Purinton, Assistant City Attorney
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

CONSENT ITEMS

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the July 13, 2023 Regular Planning Commission meeting.

Motion made by Jablonski, seconded by McClure, to approve the minutes of the July 13, 2023 Planning Commission meeting as presented.

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

The motion to approve the July 13, 2023 Planning Commission meeting minutes as presented passed by a vote of 8-0.

NON-CONSENT ITEMS

NORMAN 2025 Amendment & Rezoning

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-12: Armstrong Bank requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 7 (SPA-7), while retaining Mixed Use Designation, and amendment of the Future Urban Service Area to Current Urban Service Area for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Land Use Plan Map
 2. Staff Report
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-3: Armstrong Bank requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
 2. Staff Report
 3. PUD Narrative with Exhibits A-E
 4. Pre-Development Summary
 5. Greenbelt Commission Comments
4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-3: Consideration of a Preliminary Plat submitted by Republic Bank of Norman (SMC Consulting Engineers) for ARMSTRONG BANK CONSOLIDATION PROJECT for 40.41 acres of property generally located south of East Cedar Lane Road, east of Classen Boulevard, and west of 24th Avenue SE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Open Space Plan

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked about page 5 of the PUD where it says 34.8% open/impervious space. Ms. Hoggatt said it should say open/pervious space.

Mr. Brewer asked about the parking on the site. Ms. Hoggatt indicated they will meet or exceed the requirements; since we don't have minimum requirements they can provide what they feel is adequate for their proposal.

Mr. Jablonski asked about space for a park, since it talks about multi-family homes.

Mr. Brewer asked if there are tree planting requirements for open space. Ms. Hoggatt responded they are tied to parking.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, presented the project. There is a public park to the southeast of the project which was dedicated with The Links development; Parks Board has recommended fee-in-lieu for this development. The bank is the only use that is ready to go forward; the rest of the uses are speculative/conceptual. With regard to parking, the PUD says it will meet City ordinances, which has no minimum; they will correct the site plan. If the site develops differently than the site plan, they would have to come back and have the site plan modification approved. There are two detention areas, on the upper right and lower left. There is 34.8% open space; the PUD ordinance requires 10-15% minimum open space.

AUDIENCE PARTICIPATION:

Adam Ross, 3308 Winchester Circle, asked the definition of mixed use. He asked why the parking was over the recommended parking in the code, especially for the senior center. He recommended the book Paved Paradise. The space allocated to parking impacts the housing crisis. He encouraged everyone to look into Strong Towns.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Hudson reported that Links Park is part of a Norman Forward project to be completed in the next few years.

Mr. Brewer asked if changes to the parking ratios would also have to come back for approval. Ms. Hudson responded that the ordinance has provisions for certain percentages of change. Mr. Brewer said he thinks the overall development is okay; he has concerns that it is over-parked.

Motion made by McDaniel, seconded by Griffith, to recommend adoption of Resolution No. R-2324-12, Ordinance No. O-2324-3, and Preliminary Plat No. PP-2324-3 to City Council.

Voting Yea: McDaniel, McKown, Parker, McClure, Griffith, Kindel, Jablonski

Voting Nay: Brewer

The motion to recommend adoption of Resolution No. R-2324-12, Ordinance No. O-2324-3 and Preliminary Plat PP-2324-3 to City Council, passed by a vote of 7-1.

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Rezoning

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-8: Chasm Advanced Materials requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 8.14 acres of property located at 2501 Technology Place.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF: Ms. Navarro reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked if there is a zoning district which regulates outdoor storage of gases. Ms. Hoggatt responded that I-2 allows outdoor storage of liquefied petroleum, but they are not requesting this for liquefied petroleum. Mr. Jablonski asked if the State has regulations on how the gases are stored so it can be done safely. Ms. Navarro reported the Fire Department recommended that a Fire Protection Engineer design all the controlled areas. Ms. Hoggatt added they will have to meet the International Fire Code.

PRESENTATION BY THE APPLICANT: Colton Wayman, with Wallace Design Collective, representing the applicant, presented the project. This is for an expansion of their existing facility.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kindel, seconded by Brewer, to recommend adoption of Ordinance No. O-2324-8 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2324-8 to City Council passed by a vote of 8-0.

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NORMAN 2025 Amendment & Rezoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-24: City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation and Commercial Designation to Institutional Designation for 718 N. Porter Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Land Use Plan Map
 2. Staff Report
 3. Pre-Development Summary
7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-6: City of Norman requests rezoning from C-2, General Commercial District, and RM-2, Low-Density Apartment District, to SPUD, Simple Planned Unit Development, for approximately 0.85 acres of property located at 718 N. Porter Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C

PRESENTATION BY STAFF: Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes. Protests have been filed which represent 53.3% of the notification area.

PRESENTATION BY THE APPLICANT: Anthony Purinton, representing the applicant, presented the project. The City acquired the building in 2022 and it has been sitting vacant since that time; \$500,000 has been allocated for renovation of the building. City Council directed staff to begin evaluating the building to be used as an alternative temporary location for the warming shelter. Council subsequently directed staff to go forward with the rezoning for use as a low barrier temporary overnight shelter. The building is within the Porter Corridor Overlay District; they have tried to meet or exceed those requirements. The site plan shows the rear parking lot enclosed with an 8' masonry fence, with a landscape buffer where the property abuts residential uses on the west.

Ms. McKown asked for a definition of "temporary" and also the long-term plan for the building. Mr. Purinton outlined the history of the City's operation of a temporary shelter. It has been very difficult to find a permanent location, but a permanent location is still the goal.

Mr. Griffith asked the proposed capacity of the facility. Mr. Purinton said we don't have a concrete answer because it depends on a lot of variables, but 60-100.

Mr. Brewer asked if there are estimates of the cost for redevelopment. Mr. Purinton said a preliminary estimate is from \$1.5 to \$2 million.

Ms. Kindel asked if the intent is that this is temporary until a permanent location is found. Mr. Purinton responded that this is current Council's anticipated use for the property; it is intended to be a temporary location.

Mr. McClure asked whether other locations have been discussed that could become a permanent location. Mr. Purinton responded that staff has looked at other potential locations; those locations are not currently feasible/available.

Ms. McKown asked if this location can be ready when the weather turns cold. Mr. Purinton clarified that the City owns the building that currently is housing the shelter. The operator of the shelter is under contract, on a month-to-month basis. It could take 12-18 months for the subject location to be ready to occupy.

Mr. McClure asked if staff has looked at the economic impact, in a negative sense, on the businesses near the building, and what will be done to make it safe for patrons of those businesses. Mr. Purinton did not know the economic impact to businesses. With regard to safety, we have to rely on the contract with the operator.

Mr. McDaniel expressed concern about not requiring and checking IDs for people using the facility. Mr. Purinton explained that the most vulnerable population in the community that is unhoused likely don't have IDs. They cannot give services to anyone who is a sex offender.

AUDIENCE PARTICIPATION:

1. Paul Wilson, 401 12th Avenue SE, has been homeless in the past. He spoke in support.
2. James Dragg, 222 E. Frank, spoke in opposition.
3. Lynn Leuck, 328 N. Crawford, expressed concern about the cost.
4. Alice Leuck, 328 N. Crawford, spoke in opposition. She suggested using the space for a handicapped accessible indoor recreation center for children.
5. Brad Worster, 132 N. Santa Fe, spoke as President of the Norman Downtowners Association, in opposition to low barrier shelters in downtown Norman.
6. Dr. John Scamehorn, 701 Grill Avenue, spoke in opposition.
7. Steve Ladner, 501 S. Lahoma, spoke in opposition.
8. Sherylann Denson, 2925 Redwood Drive, spoke in opposition.
9. Catherine Bruce, 719 E. Rich, spoke in opposition.
10. Ginger Hall, 2700 24th Avenue NE, spoke in opposition.
11. Lauren Donaldson, 312 E. Rich, spoke in support.
12. Evan Foster, 312 E. Rich, spoke in support.
13. Lauri Swan, 425 E. Tonhawa, is homeless. She spoke in support.
14. Brad Goodman, 300 ½ E. Main, spoke in opposition. He asked that the shelter be left where it is until a more suitable location can be found.
15. Tripp Hall, 627 Classen, spoke in opposition.
16. Karlinda Gravel, 410 N Ponca, spoke in opposition.
17. Chelsey Gravel, 410 N. Ponca, spoke in opposition.
18. Maggie Jablonski, 301 Ridge Lake Boulevard, spoke in support.
19. Johnny Driskell, 1349 Regent Street, spoke in opposition.
20. Dr. Cynthia Rogers, 633 Reed Avenue, spoke in support. She recommended reading "Homelessness is a Housing Problem".

21. Dr. Steven Ellis, 633 Reed Avenue, spoke in support.
22. Jeanette Coker, 418 E. Hughbert, spoke in opposition.

RECESS
8:39 to 8:50 p.m.

23. Patrick Lane, 3201 S. Berry Road, Ball Morse Lowe, PLLC, representing Tarahumara and other businesses in the area, spoke in opposition.
24. Efrain Romero, 702 N. Porter, spoke in opposition.
25. Michael Selby, 318 E. Tonhawa Street, spoke in opposition.
26. Monica Minadeo, 720 N. Peters, believes we need a solution, but not in this location.
27. Adam Ross, 3308 Winchester Circle, is undecided about this location for the shelter.
If this location doesn't work, we need to figure something else out because the stakes are life and death for a lot of people. The problem is really about housing.
28. Marguerite Larson, 1432 Huron, spoke in support.
29. Terry Wise, 707 Tiffin Avenue, spoke regarding problems in his neighborhood.
30. Alex Lanphere, 1516 Oakwood Drive, spoke in support.
31. Alan Hatcher, Ward 8, spoke in support.
32. Taber Halford, 515 Miller Avenue, supports a permanent location for a shelter. He expressed concern about people having to walk along and across Porter during heavy traffic times.
33. Steven Faulkenberry, 1101 W. Eufaula Street, spoke in opposition.
34. Russell Brice, 1854 Rolling Hills Street, spoke in support.
35. Teresa Sterling, 281 W. Tecumseh Road, spoke in opposition.
36. Robyn Tower, 212 E. Hughbert, spoke in opposition.
37. Savine Echonova, 504 N. Crawford Avenue, spoke in opposition.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski thanked the speakers. He is sympathetic to the concerns on both sides. A primary concern is the City doesn't seem to have a plan to address the concerns. Anywhere we put it, it's going to be a problem, but we need to address this problem. It shouldn't come without a greater plan.

Mr. McClure has recently spent a lot of time with his mother at Norman Regional Hospital, and so also at Tarahumara. One night he was nervous to leave his wife's truck in the parking lot because of the people in the area. But he also saw people who were really needing help.

Mr. Brewer thanked the speakers. This is not a Norman issue; it's happening everywhere. He is concerned about businesses that will be affected by this, and we would need a plan to alleviate that, as well as enforcement. There has been a lot of discussion about someplace else; this is the best temporary solution right now. The City will continue to work toward a permanent solution, that will never be a perfect solution. This is leading in a direction of being able to shelter more individuals. There has to be a plan. He would also like to see a day shelter.

Ms. McKown thanked the speakers. She sees both sides and is empathetic to both. We need to look at the root causes of homelessness. The median price of a home in Norman is \$384,000, an increase of \$80,000 over the past year. She has concerns

about the impacts on the neighborhood and surrounding businesses. She supports the idea of a shelter, along with a day shelter.

Mr. McDaniel wants to see a complete plan to help solve the homeless problem.

Ms. Kindel feels we need to have a good plan, not just a plan.

Motion made by Kindel, seconded by Griffith, to recommend adoption of Resolution No. R-2324-24 and Ordinance No. O-2324-6 to City Council.

Voting Yea: Brewer

Voting Nay: McDaniel, McKown, Parker, McClure, Griffith, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-24 and Ordinance No. O-2324-6 to City Council failed by a vote of 1-7.

RECESS
9:51 to 9:57 p.m.

Zoning Code Amendment

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-7: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-552, FENCING, WALLS AND SCREENING, OF CHAPTER 36, ZONING, OF THE CODE OF THE CITY OF NORMAN, TO ALLOW FOR ADMINISTRATIVE REVIEW AND APPROVAL OF REQUESTS FOR VARIATIONS IN FENCE HEIGHT FORWARD OF THE FRONT SETBACK LINE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by McKown, seconded by Griffith, to postpone Ordinance No. O-2324-7 to the September 14, 2023 meeting.

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

The motion to postpone Ordinance No. O-2324-7 to the September 14, 2023 meeting passed by a vote of 8-0.

Report

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of: Annual 2022 Status Report on Development and the NORMAN 2025 Plan.

ITEMS SUBMITTED FOR THE RECORD:

1. Annual 2022 Status Report on Development and the NORMAN 2025 Plan

PRESENTATION BY STAFF: Ms. Hudson reviewed the report.

Mr. McDaniel asked if it would make sense to break out the commercial into City projects, institutional projects, OU projects, and true commercial projects.

Mr. Jablonski asked if it would be possible to see the shape of growth normalizing for the cost of construction materials.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McKown, to approve the Annual 2022 Status Report on Development and the NORMAN 2025 Plan.

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

The motion to approve the Annual 2022 Status Report on Development and the NORMAN 2025 Plan passed by a vote of 8-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Mr. Brewer commented that he didn't have a problem with the Armstrong Bank project, but he does have concerns about approving a 40-acre PUD when the majority of it is speculative.

Mr. Brewer suggested that Commissioners keep in touch with Council members about what they're working on.

Mr. Jablonski commented on heat islands created by the sea of concrete and the importance of trees in the massive parking lots.

Ms. Kindel commented on the need to make sure that Council is aware of the Commission's concerns about projects moving forward.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 10:19 p.m.

A handwritten signature in cursive script, appearing to read "Eric Bird", written over a horizontal line.

Planning Commission