



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - AMENDED
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 13, 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, November 13, 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 5:35 p.m.

ROLL CALL

PRESENT

Liz McKown
Erica Bird
Doug McClure*
Jim Griffith
Maria Kindel
Kevan Parker
Cameron Brewer**

*Arrived at 5:36 p.m.

**Arrived at 5:39 p.m.

ABSENT

Steven McDaniel
Michael Jablonksi

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Logan Gray, Planner II
Beth Muckala, Assistant City Attorney III
Kathryn Walker, Assistant City Attorney IV
Janita Hatley, Code Compliance Supervisor
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Brandon Brooks, Capital Projects Engineer
Whitney Kline, Admin Tech IV
Laci Witcher, Permit Technician

GUEST PRESENT

Rick Poland, 425 Chautauqua Ave., Norman, OK
Caelie Winchester, 1228 Columbia Ct., Norman, OK
Karlinda Gravel, 410 N. Ponca Ave., Norman, OK
Steve Lemke, 1301 Burlwood Rd., Norman, OK
Mary Elizabeth LeBlanc, 1630 Surrey Dr., Norman, OK
Mike Bruehl, 1001 48th Ave NE, Norman, OK
Bill Swain, 1501 Burlwood Rd., Norman, OK
Sherylann Densow, 2925 Redwood Dr., Norman, OK
John & Maggie Coffman, 725 Hoover St., Norman, OK
Elaine Boyd, 500 Chautauqua Ave., Norman, OK
Teresa & Trent Baggett, 511 Chautauqua Ave., Norman, OK
David Harper, 444 Chautauqua Ave., Norman, OK
Councilmember Robert Bruce, 209 Lion Dr., Norman, OK
Brandon Nofire, 9801 E. Boyd St., 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.

Commissioner Bird removed Item 2 from the consent docket due to an error in the title.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF OCTOBER 9, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. October 9, 2025 Planning Commission Meeting Minutes

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

October 9, 2025 Planning Commission Meeting Minutes were Approved.

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2526-4 WITH A VARIANCE IN THE MINIMUM WIDTH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 229.92' FOR TRACTS 1 THROUGH 4, AND A VARIANCE IN THE TEN ACRES REQUIREMENTS FROM 10 ACRES TO 9.980 ACRES: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY 25-NORMAN-40, LLC

(GOLDEN LAND SURVEYING) FOR BLANDFORD BLUFF FOR 39.947 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. AND ONE-QUARTER OF A MILE NORTH OF BETHEL ROAD. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Blandford Bluff Certificate of Survey
3. Letter of Variance Request

Commissioner Bird noted there was an error in the title of COS-2526-4 that would be corrected in the motion.

Motion made by Commissioner Kindel with the title correction, Seconded by Commissioner Griffith.

Voting Yea: Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of COS-2526-4 with the edit of 229.92' to 329.92' in the title.

NON-CONSENT ITEMS

1107 & 1111 Chautauqua Avenue Rezoning

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-14: 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 NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 & 1111 S. CHAUTAUQUA AVENUE; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Development Plan
5. Protest Map & Letters

Staff Presentation

Justin Fish, Planner I, presented staff report.

Commissioner McKown asked for clarification on the zoning to the north of the subject tract. Mr. Fish responded the property is zoned R-1, Single-Family Dwelling District.

Commissioner Brewer asked Mr. Fish to clarify what missing information prevented staff from including the other protest. Mr. Fish replied it was lack of verification of the signatures collected.

Applicant Presentation

Matt Peacock, representative of the applicant, presented the proposed development.

Commissioner Brewer sought to clarify the Zoning as R-1 but the Land Use as Urban Medium. Mr. Peacock confirmed the Zoning and Land Use. Also, noting nearby R-2 and R-3 parcels already contained more than 100 units. Further, he believes this project doesn't set a precedent but rather aligns with existing development.

Commissioner Brewer asked how many parking spaces were planned. Mr. Peacock responded they intend to provide 21 on-site parking spaces and are exploring off-site parking options with nearby churches and the University of Oklahoma. Although the search has been challenging, he believes they have a few promising leads.

Commissioner Kindle asked additional questions about off-site parking but noted the earlier discussion had addressed her concerns.

Public Comments

Maggie Coffman, 725 Hoover St., Norman, OK (protest)

Commissioner Kindel requested clarification on the "units per acre" definitions for Urban High and Urban Medium in the newly adopted AIM Norman Comprehensive Land Use Plan. Jane Hudson, Planning & Community Development Director, explained Urban High is defined as more than 12 units per acre.

Commissioner Brewer restated Commissioner Kindel's question about whether the project fits the Urban Medium designation. Commissioner Kindel explained her concern is the high number of units, which seems more consistent with Urban High, leading her to question whether the project truly reflects Medium-Density development.

Ms. Hudson explained AIM Norman defines Urban Medium as having gross densities greater than eight units per acre, with no upper density cap. She added higher density was expected in this area because it aligns with the plans intended goal.

Mr. Peacock stated they could reduce the project from 24 units to eight three-bedroom units. However, because the current design uses smaller bedrooms and smaller units, the overall impact is comparable to an eight-unit, three-bedroom project. For that reason, he believes the current proposal is not significantly different nor unreasonable.

Lora Hoggatt, Planning Services Manager, clarified Urban Medium zoning allows two-to-three story buildings, while Urban High zoning allows three to five story buildings.

David Harper, 444 Chautauqua Ave., Norman, OK (protest against the 3 unrelated)
Council Member Robert Bruce, 5209 Lyon Dr., Norman, OK (protest)

Commissioner Bird closed public comment and returned to Commission discussion.

Commissioner Brewer stated the project clearly complied with AIM Norman and voiced his support. He noted that neighbors had the opportunity to review and comment on land-use definitions before the plan was adopted. Commissioner Brewer added micro-units provide quieter, compatible housing that helps address the City's housing shortage. As a nearby resident, he acknowledged increased density near campus was inevitable and voiced support for retaining on-street parking for safety.

Commissioner Kindel said she appreciated many aspects of the project, especially the stand-alone micro-units but noted the overall unit count made the project function more like High Density rather than Urban Medium. She believed the first project in that area should be more moderately scaled to create a smoother transition between the zoning districts. While she saw strong potential, she believed this proposal exceeded the appropriate scale for Medium Density. Additionally, Commissioner Kindel added she wanted to avoid a rapid "land rush" creating conflict and prefers development that blends gradually rather than introducing abrupt changes.

Commissioner Brewer noted reducing unit counts could make projects financially unviable, leading to fewer amenities and larger bedrooms, which might disrupt neighborhoods. He emphasized a central challenge for the City is finding ways to incorporate higher unit densities while keeping projects feasible.

Motion made by Commissioner Griffith, Seconded by Commissioner McClure.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown,
Commissioner Bird, Commissioner Parker, Commissioner Griffith

Voting Nay: Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-14.

Massage Therapy Establishments Ordinance Amendment

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-16: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 20-109 TO ADD MASSAGE THERAPY ESTABLISHMENT TO THE FEE SCHEDULE FOR LICENSES; AMENDING SECTION 20-202 TO CLARIFY DEFINITION OF "ADULT ENTERTAINMENT BUSINESS"; ADDING DEFINITIONS AND LICENSURE REQUIREMENTS FOR "MASSAGE THERAPY ESTABLISHMENTS" TO CHAPTER 20; AND DELETING THE DEFINITION OF "MASSAGE PARLOR" AND SEXUAL ENCOUNTER CENTER" FROM SECTION

36-101 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

Kathryn Walker, Assistance City Attorney IV, presented the staff report.

Commissioner Brewer asked whether any existing massage therapists in the City had been consulted on the ordinance amendment. Ms. Walker replied they had not met with any massage therapy establishments in Norman but had reviewed similar ordinances in Lawton, Moore, and Oklahoma City. Ms. Walker also stated she does not expect the ordinance change to negatively affect legitimate businesses. She added they will be in contact to inform massage therapists about the change taking effect on April 1, 2026.

Commissioner Bird requested clarification on the scope of the Commission's vote. Ms. Walker explained the item is before the Planning Commission because the ordinance removes two sub-definitions from the adult entertainment uses section of the Zoning Ordinance. Ms. Walker added a Council Meeting on this matter is to be scheduled December 2, 2025.

Commissioner Bird expressed concerns about adding language that could specifically affect licensed individuals. She also reiterated the Commission's role in this matter is limited to removing the explicit definitions from the adult entertainment section.

Commissioner Parker noted some of the language was very gender specific and suggested it be reviewed and addressed moving forward.

Commissioner Bird added while not directly part of the vote, the issue of appropriate clothing may warrant further consideration.

Public Comments

Mary Elizabeth LeBlanc, 1630 Surrey Dr., Norman, OK (protest)
Caelie Winchester, 1228 Columbia Ct., Norman, OK (protest)

Planning Commission Discussion

Commissioner Kindel supported removing massage parlors and sexual encounter centers from the ordinances but questioned adding new language since State law already applies. Ms. Walker explained new licensing rules allow police to access and close illegitimate establishments and pursue municipal charges, extending enforcement beyond zoning.

Commissioner Kindel suggested Ms. Walker meet with the two qualified individuals who attended the meeting to discuss ordinance language. Ms. Walker agreed, noting the second

reading will not go to Council until January 2026, allowing time to assemble a group to review possible modifications.

Commissioner McClure asked Ms. LeBlanc why she could not treat the piriformis muscle, noting from his experience as an athlete massage therapist this area was often treated. Ms. LeBlanc explained the ordinance bans work on the gluteal area, which includes the piriformis.

Commissioner Brewer explained he supports removing that language and noted any remaining language would be handled at the Council level.

Commissioner Parker expressed uncertainty about the regulations for different types of massage therapists, using Thai Body Work as an example, and suggested they may be less regulated than massage therapists.

Ms. LeBlanc agreed. Commissioner Parker urged them to include all types of therapists moving forward.

Motion made by Commissioner Brewer, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-16.

Liberty Point PUD Ordinance Amendment & Preliminary Plat

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-19: 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 PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST AND THE EAST HALF (E/2) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A PUD, PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF US HIGHWAY 77, SOUTH OF E. CEDAR LANE, AND NORTH OF POST OAK ROAD; WARD 5).

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. PUD Narrative
4. Revised Preliminary Site Development Plan
5. Revised Preliminary Plat
6. Green Space Exhibit

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-11: CONSIDERATION OF A PRELIMINARY

PLAT SUBMITTED BY LIBERTY POINT LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR LIBERTY POINT ADDITION, A PLANNED UNIT DEVELOPMENT, FOR 151 ACRES OF PROPERTY GENERALLY LOCATED EAST OF CLASSEN BOULEVARD (US HIGHWAY 77) ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND NORTH OF POST OAK ROAD. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Libby Smith, representative of the applicant, provided an overview of the project.

Commissioner Parker inquired about the single entrance/exit for the RV portion. Ms. Smith confirmed it remained unchanged from the original preliminary plat.

Public Comments

There were no public comments.

Planning Commission Discussion

Motion made by Commissioner McKown, Seconded by Commissioner Parker.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of Ordinance O-2526-19 & PP-2526-11.

Sterling Fields PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-83: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHANSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE URBAN RESERVE

DESIGNATION AND URBAN LOW DESIGNATION AND PLACE THE SAME IN THE URBAN LOW DESIGNATION. (SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
 2. AIM Norman Future Land Use Map
 3. AIM Norman Character Areas
 4. Pre-Development Summary
8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-20: 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 TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (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 SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E.; WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
 2. Location Map
 3. PUD Narrative
 4. Preliminary Plat
 5. Greenspace Exhibit
 6. Bureau of Reclamation Letter
9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT PP-2526-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY REBECCA BURKETT (GOLDEN LAND SURVEYING) FOR STERLING FIELDS FOR 59.33 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. ROBINSON BETWEEN 48TH AVENUE N.E. AND 58TH AVENUE N.E. (WARD 5)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Greenspace Exhibit
5. Development Review Form
6. Pre-Development Summary
7. Protest Map & Letters

Staff Presentation

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

Commissioner McKown asked if public utilities currently served the area. Ms. Hoggatt explained they do not and said she did not have a timeline for when utilities would be added. She also noted according to AIM Norman; it is the developer's responsibility to provide urban utilities for a plan to qualify as Urban Low.

Commissioner Bird noted the northern area was zoned Urban Low despite topography suggesting Urban Reserve and asked how AIM Norman mapped the parcels given recent community input. Ms. Hoggatt explained Garver based the designations on drainage basins and existing conditions. Ms. Hoggatt added many designations reflected current land use and redevelopment in this area is unlikely within the life of the plan.

Commissioner Parker noted the ¾-acre lots likely rely on private wells and septic systems and asked whether retaining the Urban Restricted-Low designation would allow the project to proceed without a Planned Unit Development (PUD). Ms. Hoggatt explained if the tract remained A-2, a PUD would still be required, and the lot sizes could only be reduced to a minimum of two acres. Commissioner Parker also commented that because preliminary highway alignments going through the middle of the property can not be considered, the project remains viable at this time.

Commissioner McKown asked how the proposed PUD density compares with the suggested density for Urban Low. Ms. Hoggatt explained Urban Low it is three-units per acre, while the proposed projects ranges from 1.5 and 2.6 units per acre, depending on whether an Accessory Dwelling Unit (ADU) is included. Commissioner McKown noted ADU's cannot be guaranteed on every lot, concluded the proposal is not consistent with the recommended density.

Commissioner McKown agreed with Commissioner Parker, noting that even though the request could be considered as a viable development project at this time, the zoning change being requested is permanent and could affect future use of the property.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Public Comments

Bill Swain, 1501 Burlwood Rd., Norman, OK (protest)
Mike Bruehl, 1001 48th Ave. NE., Norman, OK (protest)
Steve Lemke, 1301 Burlwood Rd., Norman, OK (protest)
Brandon Nofire, 9801 E. Boyd St., Norman, OK (protest)

Planning Commission Discussion

Commissioner Brewer noted that the boundary's "jut" is very intentional, reflecting careful planning, and appreciated input from the applicant and residents. He emphasized the Commission needed flexibility but cautioned against ignoring the AIM Norman Plan language for adjacent developments. Acknowledging the housing shortage, he noted the plan offers alternatives and stressed balancing density in walkable areas with preserving land near Thunderbird. He concluded the development might be appropriate in the future, but he could not support it at this time.

Commissioner McKown agreed with Commission Brewer, calling the presentation premature. She noted AIM Norman intentionally preserved rural character near Lake Thunderbird, cautioned 59 wells and septic systems could threaten the watershed, and concluded the plan was inappropriate at this time, though it might be suitable for the future.

Commissioner Kindel emphasized the community's commitment to watershed protection, noted septic system limitations, commenting 59 new systems could cause harm, and concluded she could not support the premature development.

Commissioner Bird noted the challenges of dividing the parcel and limiting street frontage, appreciated input from the audience and applicants, and highlighted potential runoff issues between residential and agricultural uses.

Motion to deny made by Commissioner Parker, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended denial of Resolution R-2526-83, Ordinance O-2526-20, & PP-2526-12.

765 Jenkins Avenue SPUD Rezoning

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-21: 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 LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), IN BLOCK FOUR (4), OF STATE UNIVERSITY ADDITION , TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (765 JENKINS AVENUE; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Sean Rieger, representative of the applicant, provided an overview of the project.

Commissioner Brewer asked whether this property is part of Center City Formed Base Code (CCFBC). Mr. Rieger replied it is not, though the area is intended to eventually be part of the CCFBC. Mr. Brewer further asked if the property was part of the area carved out for the Campus Corner area. Mr. Rieger confirmed that it was.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Bird noted the proposal appears similar to a previously approved project just the use is changing.

Motion made by Commissioner McKown, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval Ordinance O-2526-21.

Revise the Definitions for "Family" and "Dwelling Unit" Ordinance Amendment

- 11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-17: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-101 ("DEFINITIONS") OF ARTICLE 36-I ("ZONING IN GENERAL") WITHIN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO REVISE THE DEFINITIONS FOR "FAMILY" AND "DWELLING UNIT"; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft Ordinance

Staff/Applicant Presentation

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

Commissioner Brewer asked for clarification about the long-standing concern that the “three unrelated” occupancy is difficult to enforce. Janita Hatley, Code Compliance Supervisor, explained enforcement is mostly complaint driven and typically begins with a notice to the property owner. Many complaints, often anonymous, lack evidence and are closed after inspection.

Ms. Hatley noted landlords frequently show leases listing three or fewer occupants, limiting the City’s ability to prove violations. While the City can address issues such as parking, trash, and debris, confirming the number of occupants remains challenging. Property Maintenance Code could be used in extreme situations to ensure safety, but overall enforcement of the occupancy limit is difficult.

Commissioner Brewer asked for clarification of the one case that went to Municipal Court last year, including whether it was ruled in violation and what evidence supported the case. Ms. Hatley explained it involved a four- or five-bedroom house with an occupant in each bedroom. Neighbors submitted logs showing evidence there were five or six vehicles on the property. The case was resolved with fines issued to the property owner and the property was eventually sold. Ms. Hoggatt added removing the “three unrelated” rule would not change single-family zoning or allow multiple housing units. It would only allow more than three unrelated individuals to live together.

Public Comments

Karlinda Gravel, 410 N. Ponca Ave., Norman, OK (protest)
Sherylann Densow, 2925 Redwood Dr., Norman, OK (protest)
Elaine Boyd, 500 Chautauqua Ave., Norman, OK (protest)
Councilmember Robert Bruce, 5209 Lyon Dr., Norman, OK (protest)
Trent Baggett, 511 Chautauqua Ave., Norman, OK (protest)
Rick Poland, 425 Chautauqua Ave., Norman, OK (protest)

Planning Commission Discussion

Commissioner Bird asked staff to explain the enforcement tools related to occupancy, including whether six people could legally share one bedroom and show how that could be enforced. Ms. Hoggatt stated the Property Maintenance Code requires 70 square feet for the first bedroom occupant and 50 square feet for each additional person, making extreme overcrowding unlikely. Ms. Hatley stated enforcement would still be complaint driven: staff would request interior access from the property owner, and if denied, they would consult legal counsel, though this scenario has never occurred. Ms. Hoggatt added occupancy limits are typically reviewed during the permitting process when structural changes are proposed.

Commissioner Bird also asked how fire codes apply to occupancy. Ms. Hatley clarified fire-code occupancy standards apply to commercial buildings, not residential homes.

Finally, Commissioner Bird asked about nuisance enforcement related to high occupancy. Ms. Hatley explained the existing tools include enforcing off-street parking requirements, violations for parking on grass or blocking sidewalks, trash and disposal violations, and general health and safety concerns. Police handle on-street parking concerns, noise complaints, and disturbance calls. Ms. Hatley noted lighting complaints are enforceable only for commercial properties, not residential areas.

Commissioner McKown asked whether the proposal removes the maximum number of occupants allowed. Staff responded that she was correct.

Commissioner Kindel asked whether the maximum occupancy would be replaced with a square footage requirement. Ms. Hoggatt responded it would not; occupancy would be regulated by other codes.

Beth Muckala, Assistant City Attorney III, explained the revision eliminates the requirement that occupants be related, noting families related by blood were never subject to a maximum occupancy.

Commissioner Bird asked whether surrounding communities in Oklahoma or elsewhere have similar ordinances requiring occupants to be non-related. Ms. Hatley stated other college towns showed such ordinances existed in the past but were difficult or impossible to enforce. Many cities either still on the books and they are not enforcing them or amended their definitions and ordinances.

Commissioner Brewer asked about the frequency of the occupancy range of six to eight people mentioned. Ms. Muckala clarified this number is anecdotal and not part of the ordinance. Ms. Hoggatt added State law limits group homes to six occupants, a requirement the City cannot alter. Ms. Muckala further explained the definition of a group home is set by State law, and the City has no authority over how the State enforces that law.

Commissioner Brewer read a written comment submitted from a neighbor who was unable to attend the meeting.

**** Break from 8:28 p.m. to 8:33 p.m. ****

Commissioner Brewer noted although the ordinance was theoretically enforceable, it created significant neighborhood confusion and was difficult to prove, resulting in very few fines. He voiced support for removing the ordinance citing equity concerns and the City's housing shortage and stated the rule created unnecessary conflict without providing meaningful enforcement value.

Commissioner Parker expressed concern that removing the ordinance would eliminate a formal mechanism for neighbors to file complaints and questioned how future issues would be addressed without the ordinance.

Commissioner Brewer noted staff had outlined multiple existing avenues for neighbor complaints, including party and noise ordinances, parking violations, and police intervention. He

emphasized the importance of personal outreach and reporting issues to maintain compliance within the neighborhood.

Commissioner Bird noted federal definitions of “family” have changed since 1952, making the current ordinance outdated. She cited examples of young professionals cohabiting peacefully and stressed housing affordability and the need for flexible living arrangements. While supporting the removal of “familial restrictions”, she emphasized neighbors’ concerns such as parking, vehicles, and occupancy, still require equitable, enforceable solutions through code compliance or other means.

Motion made by Commissioner Griffith, Seconded by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Griffith, Commissioner Kindel

Voting Nay: Commissioner Parker

Planning Commission recommended approval of Ordinance O-2526-17.

3400 Classen Boulevard Rezoning & Preliminary Plat

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-18: 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 SOUTH HALF OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3400 CLASSEN BOULEVARD; WARD 7)

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY GREATEST HOPES, LLC (GOLDEN LAND SURVEYING) FOR 3400 CLASSEN BOULEVARD FOR 1.48 ACRES OF PROPERTY LOCATED AT 3400 CLASSEN BOULEVARD. (WARD 7)

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Ordinance O-2526-18 & PP-2526-10 was postponed.

Alpha Phi Sorority Special Use

14. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-13: 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 GRANT SPECIAL USE FOR A SORORITY HOUSE IN THE R-3, MULTIFAMILY DWELLING DISTRICT FOR THE NE/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1401 COLLEGE AVENUE; WARD 7)

The applicant requests postponement to the December 11, 2025 Planning Commission meeting.

Motion made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner Bird, Commissioner Parker, Commissioner Griffith, Commissioner Kindel

Ordinance O-2526-13 was postponed.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Karlinda Gravel, 410 N. Ponca Ave., Norman, OK
Sherylann Densow, 2425 Redwood Dr., Norman, OK

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Passed and approved this 11 day of December 2025.



Planning Commission Officer