



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, January 11, 2024 at 6:30 PM

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## MINUTES

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

**NOTICE:** The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

\*\*\*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.\*\*\*

**Planning Commissioners: Cameron Brewer, Steven McDaniel, Liz McKown, Kevan Parker, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel, and Michael Jablonski**

### ROLL CALL

### ROLL CALL

#### PRESENT

Cameron Brewer  
Steven McDaniel  
Liz McKown

Kevan Parker

Erica Bird  
Doug McClure  
Jim Griffith

ABSENT

Maria Kindel

1. Election of Officers for 2024

Election of Officers for 2024

Motion by McKown, seconded by Griffith, to elect Erica Bird as Chair, Michael Jablonski as Vice Chair, and Kevan Parker as Secretary for 2024.

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

The motion to elect the slate of officers for 2024 passed by a vote of 8-0.

**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.*

**CONSENT ITEMS**

Motion made by Jablonski, seconded by Griffith, to remove Item 3, SFP-2324-9 from the Consent Docket.

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

The motion to remove Item 3 from the Consent Docket was adopted by a vote of 8-0.

**Minutes**

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of December 14, 2023 Regular Planning Commission Meeting.

**Short Form Plats**

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-9: Consideration of a Short Form Plat submitted by OnCue RE, L.L.C. (SMC Consulting Engineers, P.C.) for Lots 1 & 2, Block 1, Cedarwood Addition Section 2 for property located at 2920 and 2910 Classen Boulevard.

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-9: Consideration of a Short Form Plat submitted by OnCue RE, L.L.C. (SMC Consulting Engineers, P.C.) for Lots 1 & 2, Block 1, Cedarwood Addition Section 2 for property located at 2920 and 2910 Classen Boulevard.

Motion made by Parker, Seconded by Griffith, to approve SFP-2324-9, the Short Form Plat for Lots 1 & 2, Block 1, Cedarwood Addition Section 2.

Voting Yea: Brewer, MdDaniel, McKown, Parker, Bird, McClure, Griffith, Jablonski

The motion to approve SFP-2324-9 was adopted by a vote of 8-0.

## **NON-CONSENT ITEMS**

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Chair Bird announced that the applicants for the following items have requested postponement or continuance.

### **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 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) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-75: Shaz Investment Group, L.L.C. requests 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) for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development

Group, L.L.C. (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.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (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.

**NORMAN 2025, PUD & Preliminary Plat**

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-76: Highway 9 Jenkins M&J Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service area for 11.7286 acres of property, and from Industrial Designation to Mixed Use Designation for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-28: Highway 9 Jenkins M&J Investments, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit

Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-10: Consideration of a Preliminary Plat submitted by Highway 9 Jenkins M&J Investments, L.L.C. (Crafton Tull) for SOONER VILLAGE, A Planned Unit Development for 56.54 acres of property generally located at the Southeast corner of Highway 9 and Jenkins Avenue.

**PUD & Preliminary Plat**

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**The applicant has requested continuance to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-35: University North Park, L.L.C. requests rezoning from PUD, Planned Unit Development, to PUD, Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**The applicant has requested continuance to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-12: Consideration of a Preliminary Plat submitted by University North Park, L.L.C. for UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A Planned Unit Development, for approximately 90 acres of property generally located East of I-35, between Corporate Center Drive and Rock Creek Road.

**NORMAN 2025, SPUD & Preliminary Plat**

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-104: Anthony Blatt, on behalf of the Owner, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of R-2324-104: Anthony Blatt, on behalf of the Owner, requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-38: Anthony Blatt, on behalf of the Owner, requests rezoning from PUD, Planned Unit Development (O-2122-4) to SPUD, Simple Planned Unit Development for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of O-2324-38: Anthony Blatt, on behalf of the Owner, requests rezoning from PUD, Planned Unit Development (O-2122-4) to SPUD, Simple Planned Unit Development for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-13: Consideration of a Preliminary Plat submitted by Anthony Blatt, on behalf of the Owner, for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

**The applicant has requested postponement to the February 8, 2024 Planning Commission Meeting**

Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-13: Consideration of a Preliminary Plat submitted by Anthony Blatt, on behalf of the Owner, for approximately 4.05 acres of property generally located immediately north of 1700 N. Porter Avenue.

Motion made by Griffith, Seconded by McKown, to postpone/continue items 4 through 14 to the February 8, 2024 meeting.

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

The motion to postpone/continue Items 4 through 14 to the February 8, 2024 meeting passed by a vote of 8-0.

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**ADJOURNMENT**

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There being no further business and no objection, the meeting adjourned at 6:49 p.m.