



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, May 09, 2024 at 6:30 PM

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## 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 9<sup>th</sup> day of May, 2024.

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 6:36 p.m.

### ROLL CALL

#### PRESENT

Cameron Brewer  
Steven McDaniel  
Michael Jablonski  
Erica Bird  
Jim Griffith  
Kevan Parker

#### ABSENT

Liz McKown  
Doug McClure  
Maria Kindel

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Lora Hoggatt, Planning Services Manager  
Beth Muckala, Assistant City Attorney  
David Riesland, Transportation Engineer  
Jack Burdett, Subdivision Development Coordinator  
Todd McLellan, Development Engineer  
Bryce Holland, Multimedia Specialist  
Roné Tromble, Admin. Tech. IV  
Whitney Kline, Admin. Tech. III

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## **NON-CONSENT ITEMS**

### **Norman 2025, PUD & Preliminary Plat**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-126: 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 SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (EAST OF 36<sup>TH</sup> AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. NORMAN 2025 Plan Map

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: 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 SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36<sup>TH</sup> AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Location Map
3. PUD Narrative with Exhibits A-E
4. Pre-Development Summary
5. Preliminary Site Plan

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Transportation Impacts
3. Location Map
4. Request for Alley Waiver
5. Preliminary Plat
6. Preliminary Site Plan

Motion made by Griffith, seconded by Parker, to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 for Carroll Farm Addition, A Planned Unit Development, to City Council.

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

The motion to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to City Council passed by a vote of 6-0.

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**NORMAN 2025, PUD & Preliminary Plat**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Request for Postponement to August Planning Commission
3. NORMAN 2025 Plan Map

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: 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 SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

10. 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.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Motion made by Griffith, seconded by McDaniel, to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the August 8, 2024 Planning Commission meeting.

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Ms. Hudson reminded the Commission of the Special Meeting on May 16, 2024 at 6:30 p.m.  
The June 13, 2024 Regular Meeting will be at 5:30 p.m. /

**ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 7:03 p.m.

  
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Planning Commission