



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, October 09, 2025, at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Thursday, October 09, 2025 at 5:30 PM. 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

Steven McDaniel
Michael Jablonski
Erica Bird
Doug McClure
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Cameron Brewer
Liz McKown

STAFF PRESENT

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

GUEST PRESENT

Alan Tullins, 1600 E. Imhoff Road, Norman, OK
Michael Carter, 1124 Chautauqua Avenue, Norman, OK
Matt Peacock, 121 S. Santa Fe Avenue, Norman, OK
Gunner Joyce, Rieger Sadler Joyce LLC, 136 Thompson Drive, Norman, OK
David Gandesbery, 2124 Oakvista Circle, 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 SEPTEMBER 11, 2025.

ITEMS SUBMITTED FOR THE RECORD

1. September 11, 2025, Planning Commission Regular Session Minutes

Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR SFP-2526-1: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY KNL PROPERTIES, LLC (GOLDEN LAND SURVEYING) FOR 2020 WEST LINDSEY (BLOCK B HILLTOP ADDITION) LOCATED AT 2020 WEST LINDSEY STREET.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Short Form Plat
4. Site Plan

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-2: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BOOG KNIGHTS PROPERTIES, LLC (ARKOMA SURVEYING & MAPPING) FOR GREGORY ESTATES GENERALLY LOCATED ONE-QUARTER MILE EAST OF 144TH AVENUE N.E. ON THE NORTH SIDE OF INDIAN HILLS ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Certificate of Survey
4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR COS-2526-3 WITH A VARIANCE IN THE MINIMUM WITH REQUIREMENT MEASURED AT THE FRONT BUILDING SETBACK FROM 330' TO 275.98' FOR TRACTS 1 AND 2, AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES: CONSIDERATION OF NORMAN

RURAL CERTIFICATE OF SURVEY SUBMITTED BY WILLIAM HARLESS (GOLDEN LAND SURVEYING) FOR ROADRUNNER ESTATES FOR PROPERTY LOCATED AT 5401 ALAMEDA STREET.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Survey Plat

Motion by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

NON-CONSENT ITEMS

Ironwood Hills PUD Rezoning & Preliminary Plat

5. 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)

This item has been withdrawn by the applicant.

6. 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.

This item has been withdrawn by the applicant.

Coleraine Multifamily PUD Rezoning & Preliminary Plat

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-6: 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 SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP EIGHT NORTH (T8N), RANGE TWO WEST (R2W) OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A PUD, PLANNED UNIT

DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1751 E. IMHOFF ROAD)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
 2. Location Map
 3. Preliminary Plat
 4. Preliminary Site Development Plan
8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FOSTER FAMILY LIVING TRUST (CRAFTON TULL & ASSOCIATES, INC) FOR COLERAINE MULTIFAMILY, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED 1500' EAST OF CLASSEN BOULEVARD ON THE NORTH SIDE OF IMHOFF ROAD.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Preliminary Site Development Plan
5. Development Review Form Transportation Impacts
6. City of Norman Pre-Development
7. Protest Map
8. Letter of Protest

Staff Presentation

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

Commissioner Bird asked whether the City had plans for road improvements in the area.

Todd McLellan, Development Engineer, responded the developer is required to widen Imhoff Road in front of the property as part of this development.

Applicant Presentation

Gunner Joyce, representing the applicant, provided an overview of the project, highlighting strong attendance at the Pre-Development meeting and a commitment to preserving green space, especially on the property's east side. He noted the proposal aligns with AIM Norman.

Mr. Joyce added the project will be completed in two phases, totaling 456 units—starting with the southern half, followed by the northern half.

Commissioner Jablonski asked if the eastern green space would be preserved to maintain the neighbors' forested views. Mr. Joyce confirmed the developer intends to retain as much natural vegetation as possible.

Public Comments

Alan Tullis, speaking on behalf of his aunt Helen Todd, inquired about the widening of Imhoff Road. He noted that Mr. McLellan from Engineering had already addressed the issue earlier and had no further questions.

City Councilmember David Gandesbury stated he was able to meet with the applicant representing neighbor concerns. He later met with neighbors to discuss their concerns. He emphasized nearby residents wanted their concerns acknowledged, specifically the preservation of trees and maintaining the creek's natural flow to protect wildlife. He also noted the street lighting on Imhoff Road should be carefully considered. He appreciated the drive compromise from three down to two curb cuts along Imhoff Road.

Planning Commission Discussion

Commissioner Jablonski expressed appreciation for the higher-density design, the green space preservation efforts, and applauded the developer for including a walking path.

Commissioner Parker expressed his support for the walking path and asked whether a natural construction method would be used, rather than relying on heavy machinery.

Gunner Joyce agreed with Commissioner Parker's request and said he would include that language in the PUD if the Commissioners recommended it before submitting to City Council.

Commissioner Bird asked if the City would allow an updated plan with a minor change, such as a curved path instead of a straight path.

Ms. Hudson said the narrative could include that Engineering will meet on site with the developer to determine the best location. Mr. McLellan confirmed Engineering staff is willing to meet on site and added that an easement will be required.

Commissioner Bird asked if this could be handled outside the PUD document. Ms. Hudson inquired if the easement could be shown on the plat, and Mr. McLellan confirmed it could, with possible adjustments on the final plat.

Commissioner Bird confirmed with Commissioner Parker that City Staff and the developer should collaborate outside the PUD documents to finalize the easement details. Commissioner Parker agreed.

Commissioner Kindel commented the project's walkability and noted the developer's arrangement with the Parks Department to pay in lieu of parkland.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2526-6 and PP-2526-7; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

Alpha Phi Sorority Special Use

9. 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)

The applicant requests postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-13 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

1107 & 1111 Chautauqua Avenue Rezoning

10. 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)

ITEMS SUBMITTED FOR THE RECORD

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

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Matt Peacock, representative of the applicant, provided an overview and summarized the project: 24 units total, with eight units per floor. Each 330 square-foot micro-unit has one bedroom and targets young professionals. He noted 21 on-site parking spaces are provided, with ongoing talks for off-site leased parking to cover the remainder.

Commissioner McDaniel asked for the definition of Urban Medium. Mr. Peacock responded it refers to unit per acre. Commissioner Bird added the number is eight or more. Mr. McDaniel sought confirmation the project aligns with this, and Mr. Peacock confirmed it does.

Commissioner McDaniel asked about the setbacks and Mr. Peacock described the setbacks.

Commissioner Griffith raised concerns about having 24 units but only 21 parking spaces. Mr. Peacock explained they are negotiating with nearby properties for long-term off-site leased parking and exploring several options.

Commissioner Jablonski asked about the absence of recycling. Mr. Peacock explained the City does not permit recycling for this project and allows polycarts instead of dumpsters. Ms. Hudson added that as a multi-family designation, individual recycling carts are not provided.

Commissioner Bird asked Mr. Peacock to show the site plan indicating the polycarts and inquired if adding a dumpster would reduce parking. Mr. Peacock confirmed it would eliminate eight parking places.

Commissioner Bird expressed interest in providing one parking spot per bedroom. Mr. Peacock explained this would require moving the building to the back and placing parking in front, eliminating the access drive. When Commissioner Bird asked about adding bike racks in front, Mr. Peacock noted doing so would mean removing a couple of trees.

Commissioner Bird said she would like to see additional bike racks or internal storage such as hanging space for bikes.

Public Comments

Michael Carter, 1124 Chautauqua Ave., spoke in opposition to the project and urged the Commission to deny the item until neighbors are consulted. He expressed frustration that, unlike the previous item, this proposal did not include a Pre-Development meeting with community input.

Commissioner Bird explained the next steps for the item and noted there would be opportunities for public comments as the process continues.

Planning Commission Discussion

Commissioner Jablonski expressed concern about the proposed development's abundant amount of impervious surface.

Commissioner Kindel expressed concern about the high number of micro units for the limited space and shared her disappointment that no Pre-Development meeting was held to engage the neighbors.

Commissioner Bird expressed hope the developer will continue exploring and negotiating options, noting that parking remains a concern. She also emphasized that surrounding properties rely heavily on available parking.

Motion by Commissioner Jablonski to approve Ordinance O-2526-14. The motion dies for lack of a second motion.

Additional discussion took place amongst the Commissioners.

Commissioner Giffith asked why there was no Pre-Development meeting for this proposed development. Ms. Hudson responded that such a meeting is not a requirement.

Commissioner McClure expressed concerns about parking and the lack of communication with the surrounding neighbors.

Mr. Peacock stated he is committed to holding a meeting and working toward a balanced solution with neighbors and interested parties.

Commissioner Kindel said she wants the conversation between neighbors and the developer to happen before the Commission decides on the project.

Ms. Muckala clarified the Commissioners' questions regarding making a motion on the proposed project, noting a motion had been made but not seconded.

Mr. Peacock stated he aims to break ground in May 2026, to meet deadlines. He reiterated his commitment to meet with adjacent owners and interested parties to reach common ground and expressed hope for a yes vote, assuring he will address the concerns raised.

Ms. Hudson highlighted upcoming City Council meeting dates affected by the holiday and noted there should be enough time for the developers and neighbors to meet beforehand.

Mr. Peacock said he feels much more confident about the timeline based on the dates Ms. Hudson outlined.

Mr. Peacock requested postponement to the November 13, 2025, Planning Commission meeting.

Motion by Commissioner Jablonski to postpone Ordinance O-2526-14 to the November 13, 2025, Planning Commission Meeting; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Commissioner Jablonski made three suggestions. First, that the City considers providing recycling poly carts for multi-family properties; second, he praised the inclusion of trees in parking areas and encouraged future developers to do the same to reduce heat. Third, he expressed the importance of an organized approach to managing green space amid increased infill development.

Commissioner Bird expressed appreciation for staff's efforts in updating the staff report format.

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Passed and approved this 13 day of November 2025.

