



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 13, 2024 at 5:30 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 13th day of June, 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 5:30pm.

ROLL CALL

PRESENT

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

*Doug McClure arrived at 5:42pm.

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Destiny Andrews, Planner II
Rone Tromble, Admin Tech. IV
Whitney Kline, Admin III
Beth Muckala, Assistant City Attorney II
Kathryn Walker, City Attorney
AshLynn Wilkerson, Assistant City Attorney I
David Riesland, Transportation Engineer
Todd McLellan, Development Engineer
Mitchell Richardson, Special Events & Multimedia Supervisor
Kenneth Giannone, Capital Projects Engineer

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 MAY 9, 2024.

PLANNING COMMISSION SPECIAL MEETING MINUTES OF MAY 16, 2024.

ITEMS SUBMITTED FOR THE RECORD:

1. May 9, 2024 Planning Commission Meeting Minutes
2. May 16, 2024 Planning Commission Special Meeting Minutes

Motion by Liz McKown to approve the consent docket; **Second** by Kevan Parker.

The motion passed unanimously with a vote of 8-0.

NON-CONSENT ITEMS

UNP Rezoning & Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35: 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 EAST HALF (E/2) OF SECTION FOURTEEN (14), 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. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. PUD Narrative
4. Preliminary Site Development Plan
5. Preliminary Site Development Plan (Highlighted DAs)
6. Green Space Exhibit
7. Park Board Packet
8. Pre-Development Summary
9. Support Letter

3. 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 ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Preliminary Plat
3. Traffic Analysis
4. Review Form

Rock Creek Entertainment District Project Plan

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT

ITEMS SUBMITTED FOR THE RECORD:

1. Memo
2. Planning Commission Recommendation
3. Project Plan Draft
4. Statutory Review Committee Resolution

Motion by Steven McDaniel to approve Liz McKown's recusal from items 2, 3, and 4; **Second** by Jim Griffith.

The motion for Liz McKown's recusal was approved unanimously with a vote of 8-0.

Staff Presentation

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

Michael Jablonski inquired on the PUD document description for open space. The document stated planned open space of 24%, continuing that the open space could go down to 10% during development.

Jane Hudson explained that they are showing 24% on the green space exhibit but are able to go down to the required 10% green space, as per the Zoning Code.

Applicant Presentation

Sean Rieger, representing the applicant, presented on the proposed PUD for this property. Mr. Rieger described the process from conception to the project's current design.

Danny Lovell, The Rainier Companies, CEO, described the project plan. Included in the proposal: multiple parks/greenspace, a festival street including the arena and boutique shops and restaurants, built to suit offices (3-4 story loft office), a parking garage, and residential areas.

Mr. Rieger pointed out that the property is not in the floodplain or WQPZ. He detailed the preliminary plat, site plan, and open space diagram. In answering Mr. Jablonski's question, the development will follow the site plan, with intent for 24% open space.

Mr. Rieger added how important stormwater was and the extensive work put into integrating bio-swales and rain gardens to address impacts. He also explained proposed changes to streets to mitigate traffic impacts.

Joe Castiglione, University of Oklahoma Vice President & Director of Athletics, described how this will not only help the University with an arena for men's and women's basketball and gymnastics, but also the City of Norman.

Cathy O'Connor, COalign Group President, detailed what a TIF (Tax Increment Finance) District is. She stated that the proposed Rock Creek Entertainment District Project Plan is a mixed-use project; it is a \$1+ billion investment including residential, retail, office, commercial, arena, parking garage, and hotel, along with festival plaza and related public improvements.

Ms. O'Connor explained that it is the Planning Commission's role to determine whether the Project Plan conforms with City's comprehensive plan and provide general recommendation to City Council.

Recess from 7:09pm to 7:23pm

Mr. Jablonski inquired where the \$600 Million figure pertaining to anticipated TIF funds came from and associated projected risks. Ms. O'Connor explained that the developer will finance \$230 Million, the up to \$600 Million anticipated TIF generation covers the financing cost of that \$230 Million.

Kevan Parker asked where the \$1 billion figure is coming from and about the project cost breakdown. Ms. O'Connor described the breakdown.

Mr. Parker asked why the residential development is included in the TIF if it is a use allowed by the existing PUD. Mr. Rieger explained that tax revenue off residential as it pertains to supplies and fees are still necessary to financing the project.

Jim Griffith asked why it is a 25 year TIF. Ms. O'Connor answered that it is up to 25 years, but if the total cost number is met before the 25 years are up then the TIF is terminated.

Mr. Jablonski pointed out that they keep mentioning "no risk" to the City but he is also concerned about economic development moving to the TIF district, instead of other areas in Norman. Ms. O'Connor stated that this development was intended for new commercial.

Kathryn Walker, City Attorney, explained that we have a firm looking into market impacts and will have the report before it goes to City Council.

Maria Kindel stated that transparency on past projects has caused concern. Ms. Walker stated that we are required by the Local Development Act to report annually on TIF revenues. She explained that she expects City Council to demand more frequent updates. Information is available on the City website and it is expected to maintain public accessibility.

Erica Bird explained that the Parks Board had a different site plan with a clubhouse on the residential side, but on the current sight plan labels the area open space. She asked for clarification. Mr. Rieger explained the change. The presented site plan is the one they will be approved to use.

Ms. Bird also asked about street trees and they can be locked into the site plan or the PUD document. Mr. Rieger explained that it is in the document stating they will be following City Ordinances regarding street trees.

Steven McDaniel asked if the parking will accommodate anticipated demand. Mr. Rieger explained that parking is accounted for, including anticipated reliance on ride share.

Cameron Brewer asked about the area to the south of Rock Creek that is currently undeveloped. Mr. Lovell explained that they do not own that property and therefore they cannot speak on it.

Public Comments

KJ Kindler, 5351 Tina Dr. Norman, OK (Support)
Jennie Baranczyk, 1907 Grandview Ave. Norman, OK (Support)
Marcus Bowan, 4716 Las Colinas Ln. Norman, OK (Support)
Lawrence McKinney, 3213 St. Clair Dr. Norman, OK (Support)
Cindy Rogers, 633 Reed Ave. Norman, OK (Protest)

Steve Ellis, 633 Reed Ave. Norman, OK (Protest)
Kenny Adams, 3107 Meadow Ave. Norman, OK (Support)
Scott Martin, 2916 Stonebridge Ct. Norman, OK (Support)
Shelley Cox, 3604 Glenbrook Dr. Norman, OK (Support)
Sean Burrage, 824 Mockingbird Ln. Norman, OK (Support)
Andrew Rosenow, 1509 Chambers St. Norman, OK (Protest)
Paul Wilson, 401 12th Ave SE. Norman, OK (Support)
Chuck Deltleft, 14332 SE 111th St. OKC, OK (Support)
Rhonda Stock, 4112 Harrogate Dr. Norman, OK (Protest)
Cooper Hahn, 522 Colorado Dr. Norman, OK (Protest)
Jonathan Fowler, 519 Chautauqua Ave. Norman, OK (Support)
Gregg Garn, 4920 Spyglass Dr. Norman, OK (Support)
Dan Schemm, 3213 Valley Brook, Norman, OK (Support)
Mark Belmar, 3801 Danfield Ln. Norman, OK (Support)
Russell Rice, 1854 Rolling Hills St. Norman, OK (Protest)
Holly Hunt, 1907 Grandview Ave. Norman, OK (Support)
Michael T Dean, 820 S Pickard Ave. Norman, OK (Support)
Lisa Dionisio, 4525 Blake Horse Rd. Norman, OK (Support)
Marguerite Larson, 1432 Huron St. Norman, OK (Protest)

Recess 9:00pm to 9:14pm

Judith Wilkins, 1100 W Symmes St. Norman, OK (Protest)
David Kinnard, 942 Chautauqua Ave. Norman, OK (Protest)
Megan Straughn, 1516 Oakwood Dr. Norman, OK (Protest)
Rob Norman, 4604 Graystone Dr. Norman, OK (Protest)
Don Nist, 3501 Hillview Dr. Norman, OK (Support)
Pam Post, 661 Turkey Run Ct. Norman, OK (Protest)

Commission Discussion

Ms. Kindel asked for clarification on the land in the TIF district that is not part of the proposed entertainment district development. Emily Pomeroy, Center for Economic Development Law, explained that being in the TIF district has no direct impact on the property owner. Sales and property taxes in the district are paid towards the apportionment fund.

Mr. Brewer asked if this project is viable without the residential development. Ms. Pomeroy explained that it would not be.

Ms. Bird asked about a possible on-and-off ramp at Rock Creek Rd. BJ Hawkins, Traffic Engineering Consultants, explained that Oklahoma Department of Transportation (ODOT) is working closely with project team to determine what infrastructure improvements may be needed.

Ms. Bird asked for more explanation on bus orientation navigation around the entertainment district. Terry Hanes, SMC Consulting, stated that there is an area west of the arena that is set up for semi-truck and bussing operations.

Mr. Jablonski stated that he likes the project but has concerns with implied lack of information.

Doug McClure explained that there was discussion about projections, related to economic impacts which are a concern. He stated the decision is not just about the sports but about Norman as well.

Ms. Kindel compared the proposed project to the Enid event center and related TIF, which also saw concerns about the impacts but has proved to be a good investment. She stated this project is a good investment for Norman.

Ms. Bird pointed out all the concerns she brought up at previous meetings which had been addressed by the applicant.

Mr. Parker stated he does not have any issues with the zoning.

Motion by Kevan Parker to recommend adoption of Ordinance No. O-2324-35 and PP-2324-12 to City Council; **Second** by Doug McClure.

The motion passes with a vote of 8-0 with Commissioner McKown abstaining.

Motion by Doug McClure to recommend adoption of PCR-2324-2 to City Council; **Second** by Steve McDaniel.

The motion passed with a vote of 7-1 with Commissioner McKown abstaining and Commissioner Jablonski voting against.

Motion by Steven McDaniel to approve Erica Bird's recusal from items 5 and 6; **Second** by Cameron Brewer.

The motion for Erica Bird's recusal was approved unanimously with a vote of 8-0.

Bridgeview Rezoning & NORMAN 2025

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: 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 LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. 2025 Land Use Map

Staff Presentation

Lora Hoggatt presented the staff report and PowerPoint. The applicant is applying to rezone the property with uses including church and funeral home operations.

Michael Jablonski asked about one of the protest letters regarding a possible legal issue with the sewer and drainage pond.

Beth Muckala, Assistant City Attorney II, explained that Public Works and Utilities have looked at the plat filed and are allowing this application to move forward.

Applicant Presentation

Joe Krodel, representing the applicant, explained they are asking for the allowance of a funeral home with no intentions of cremation, embalming, or a cemetery.

John Davenport, Tribute Memorial Care, talked about being a local business that has been operating for 9 years. They met with Windstone community members prior to the meeting.

Jim Griffith inquired how much land, in addition to the building, is owned by Mr. Davenport. Mr. Davenport responded that they own about 30 acres total but have no current plans for the rest of the property beyond the subject location.

Public Comments

None

Commission Discussion

None

Motion by Liz McKown to recommend approval of R-2324-147 to City Council; **Second** by Maria Kindel.

The motion passed with a vote of 8-0 with Commissioner Bird abstaining.

6. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: 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 LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan
5. Pre-Development Summary
6. Protest Map (6-11-24)
7. Protest Letter
8. Protest Map (6-7-24)
9. Protest Letter

Staff Presentation

Same for previous item

Applicant Presentation

Same for previous item

Public Comments

None

Commission Discussion

None

Motion by Cameron Brewer to recommend adoption of Ordinance O-2324-53 to City Council; **Second** by Maria Kindel.

The motion passed with a vote of 8-0 with Commissioner Bird abstaining.

Zoning Code Amendment

7. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT"), 36-516 ("R-2, TWO-FAMILY DWELLING DISTRICT"), AND 36-520 ("R-3, MULTIFAMILY DWELLING DISTRICT"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance (annotated)

Staff Presentation

Lora Hoggatt, Planning Services Manager, went over the staff report and changes that are requested to the Zoning Code.

Public Comments

None

Commission Discussion

Michael Jablonski asked for the size and number of lots, to get a sense of how many lots fall under this.

Ms. Hoggatt explained that applicants requesting ADUs with undersized lots are happening more often. Previously they have been directed to Board of Adjustment. Direction from City Council indicates a desire to simplify this oft requested process.

Mr. Jablonski followed up by asking about lot coverage. Ms. Hoggatt confirmed it is staying at 65%.

Motion by Maria Kindel to recommend adoption of Ordinance No. O-2324-54 to City Council;
Second by Jim Griffith.

The motion was passed unanimously with a vote of 9-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Jane Hudson, Planning and Community Development Director, gave an update on the AIM Norman Comprehensive Plan process.

ADJOURNMENT

The meeting was adjourned at 10:42pm.

Passed and approved this 11 day of July 2024.


Planning Commission