



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final-revised

Planning Commission

The City of Norman ensures that no person or groups of persons shall on the grounds of race, color, sex, religion, national origin, age, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities and 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 405-664-4452, Relay Service: 711. To better serve you, five (5) business days-notice is preferred.

Thursday, September 12, 2019

6:30 PM

City Hall

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 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.

1 ROLL CALL

CONSENT ITEMS

INFORMATION: This item 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.

Action Needed: Place Item No. 2 on the Consent Docket and approve by one unanimous vote.

2 TMP-142 Approval of the August 8, 2019 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the August 8, 2019 Planning Commission Regular Session as presented, or as amended.

NON-CONSENT ITEMS**Special Use for Marijuana Processor**

- 3 [O-1920-6](#) Nick Brown, for Midtown Processing, L.L.C., requests Special Use for a Medical Marijuana Processor for property zoned C-1, Local Commercial District, and located at 1104 24th Avenue S.E., Units 1102-1104.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-6 to the City Council.

Attachments: [Location Map](#)

[Staff Report - Midtown Processing](#)

[Site plan](#)

[Predevelopment Summary](#)

[8-8-19 PC Minutes - Item 5 - Midtown Processing](#)

- 4 [O-1920-8](#) Mabs Medibles, L.L.C. requests Special Use for a Marijuana Processor, as permitted by State law, for property currently zoned C-1, Local Commercial District, and located at 2315 E. Lindsey Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-8 to City Council.

Attachments: [Location Map](#)

[Staff Report - Mabs Medibles](#)

[Site plan](#)

[Predevelopment Summary](#)

Special Uses for a Brewery

- 5 [O-1920-15](#) Crossed Cannons Brewery (Beau & Katie Salois) request Special Use for Light Manufacturing, Special Use for a Bar, Lounge or Tavern, and Special Use for Live Entertainment Venue for property currently zoned C-3, Intensive Commercial District, and located at 333 West Boyd Street.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1920-15 to City Council.

Attachments: [Location Map](#)

[Staff Report - Crossed Cannons Brewery](#)

[Site Plan](#)

[Predevelopment Summary](#)

Center City PUD

- 6 [O-1920-13](#) 223 McCullough, L.L.C. requests rezoning from Center City Form-Based Code, Neighborhood Middle Frontage to CCPUD, Center City Planned Unit Development, for 7,280 square feet of property located at 223 McCullough Street.

Action Needed: Postpone Ordinance No. O-1920-13 to the October 10, 2019 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo](#)

East Lindsey Plaza/TFCU - SPUD

- 7a [R-1920-25](#) East Lindsey Plaza/TFCU request amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for 3.0 acres of property located at 1451 12th Avenue S.E. (southeast corner of 12th Avenue S.E. and Commerce Drive).

Attachments: [2025 Map](#)
[Staff Report - TFCU 2025](#)
[Pre-Development Summary](#)

- 7b [O-1920-11](#) East Lindsey Plaza/TFCU request rezoning from RM-2, Low Density Apartment District, to SPUD, Simple Planned Unit Development, for 3.0 acres of property located at 1451 12th Avenue S.E. (southeast corner of 12th Avenue S.E. and Commerce Drive).

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-25 and Ordinance No. O-1920-11 to City Council.

Attachments: [9 - TFCU Location](#)
[Staff Report - TFCU Zoning](#)
[TFCU SPUD Narrative](#)
[Exhibit A - SPUD Site Plan](#)

City of Norman - Hall Park Complex

- 8a** [R-1920-24](#) City of Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Parkland/Open Space Designation to Parkland/Open Space Designation and Institutional Designation for 70.16 acres of property generally located north and east of the intersection of Robinson Street and 24th Avenue N.E.

Attachments: [2025 Map](#)
 [Staff Report - EOC 2025](#)
 [Pre-Development Summary](#)

- 8b** [O-1920-14](#) City of Norman requests rezoning from A-2, Rural Agricultural District, to PL, Parkland, A-1, General Agricultural District, and A-1, General Agricultural District with Special Use for a Municipal Use, for approximately 47.43 acres of property generally located north and east of the intersection of Robinson Street and 24th Avenue N.E.

Attachments: [Location Map](#)
 [Staff Report - EOC Zoning](#)
 [Preliminary Site Plan](#)
 [Elevations](#)

- 8c** [PP-1920-3](#) Consideration of a Preliminary Plat submitted by the City of Norman (Wallace Engineering) for CITY OF NORMAN - HALL PARK COMPLEX for 70.16 acres of property generally located on the north side of Robinson Street east of 24th Avenue N.E. and north of the City Water Treatment Plant.

Action Needed: *Recommend adoption, or rejection, of Resolution No. R-1920-24, Ordinance No. O-1920-14, and PP-1920-3, the Preliminary Plat for CITY OF NORMAN - HALL PARK COMPLEX, to City Council.*

Attachments: [Location Map](#)
 [Staff Report - Preliminary Plat](#)
 [Hall Park PP Exemption Request](#)
 [Preliminary Plat](#)
 [Preliminary Site Plan](#)
 [Pre-Development Summary](#)

9 MISCELLANEOUS DISCUSSION OF PLANNING COMMISSION AND STAFF

10 ADJOURNMENT