



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, March 8, 2018

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 Nos. 2 through 7 on the Consent Docket and approve by one unanimous vote.

2 TMP-120 Approval of the February 8, 2018 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the February 8, 2018 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-1718-2](#) Consideration of a Norman Rural Certificate of Survey submitted by Richard and Dorothy Byrd (Kent Mace) for BYRD ACRES for property generally located 1900' north of Cedar Lane Road on the east side of 48th Avenue S.E., at 3101 48th Avenue S.E.

Action Needed: Recommend approval or disapproval of a variance in the private road width from 20 feet to 12 feet, and adoption, or rejection, of COS-1718-2, the Norman Rural Certificate of Survey for BYRD ACRES, to City Council.

Attachments: [Location Map](#)
 [Byrd Acres COS](#)
 [Staff Report](#)
 [Byrd Acres Road Width Variance Request](#)
 [Greenbelt Commission Comments](#)

- 4 [COS-1718-3](#) Consideration of a Norman Rural Certificate of Survey submitted by Jared Miller (MacBax & Associates) for MILLER PINES for property generally located on the east side of 60th Avenue N.E. approximately ½ mile north of Robinson Street.

Action Needed: Recommend approval or disapproval of a variance in the minimum acreage requirement for Lots 1 through 8, and recommend adoption, or rejection, of COS-1718-3, the Norman Rural Certificate of Survey for MILLER PINES, to City Council.

Attachments: [Location Map](#)
 [Miller Pines COS](#)
 [Staff Report](#)
 [Miller Pines Lot Size Variance Request](#)
 [Greenbelt Commission Comments](#)

- 5 [SFP-1718-5](#) Consideration of a Short Form Plat submitted by Michael Milligan (MacBax & Associates) for MILLIGAN ADDITION for property located at 1231 W. Rock Creek Road (west of 12th Avenue N.W. on the north side of Rock Creek Road).

Action Needed: Approve, or reject, SFP-1718-5, the Short Form Plat for MILLIGAN ADDITION, and direct the filing thereof with the Cleveland County Clerk..

Attachments: [Location Map](#)
 [Milligan Addition SFP](#)
 [Staff Report](#)
 [Milligan Addition Site Plan](#)

- 6 [PP-1718-8](#) Consideration of a Preliminary Plat submitted by 48th & Alameda, L.L.C. (MacBax & Associates) for THE BARN AT TERRA VERDE for property located at 1000 36th Avenue S.E.

Action Needed: Recommend adoption, or rejection, of PP-1718-8, the Preliminary Plat for THE BARN AT TERRA VERDE, to City Council.

Attachments: [Location Map](#)
 [The Barn Preliminary Plat](#)
 [Staff Report](#)
 [Transportation Impacts](#)
 [The Barn Site Plan](#)
 [Pre-Development Summary](#)
 [Greenbelt Commission Comments](#)

- 7 [PP-1718-9](#) Consideration of a Preliminary Plat submitted by Norman Church of Christ (Frontier Land Surveying) for 24th AVENUE CHURCH OF CHRIST for property located at 1660 24th Avenue S.E.

Action Needed: Recommend adoption, or rejection, of PP-1718-9, the Preliminary Plat for 24th AVENUE CHURCH OF CHRIST, to City Council.

Attachments: [Location Map](#)
 [24th Ave Church Preliminary Plat](#)
 [Staff Report](#)
 [Transportation Impacts](#)
 [24th Ave Church Site Plan](#)
 [Pre-Development Summary](#)
 [Greenbelt Commission Comments](#)

NON-CONSENT ITEMS

Special Use for Light Manufacturing and for Bar, Lounge or Tavern

- 8 [O-1718-39](#) CLLC, L.L.C. requests Special Use for Light Manufacturing and Special Use for a Bar, Lounge or Tavern, for property currently zoned C-3, Intensive Commercial District, located at 216 E. Main Street.

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-1718-39 to City Council.*

Attachments: [Location Map](#)
 [Staff Report](#)
 [BIG Brew Preliminary Floor Plan](#)
 [Pre-Development Summary](#)

Grace Living Center - Norman

- 9a [R-1718-95](#) Grace Living Center-Norman requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and Medium Density Residential Designation to Mixed Use Designation, while retaining the Floodplain Designation, for property located east of the southeast corner of Main Street and 48th Avenue S.W.

Attachments: [2025 Map](#)
 [Staff Report](#)

- 9b [O-1718-40](#) Grace Living Center-Norman requests rezoning from C-1, Local Commercial District, RM-2, Low Density Apartment District, and RM-4, Mobile Home Park District, to PUD, Planned Unit Development, for property located east of the southeast corner of Main Street and 48th Avenue S.W.

Attachments: [Location Map](#)
 [Staff Report](#)
 [PUD Narrative](#)

- 9c [O-1718-41](#) Grace Living Center-Norman requests closure and vacation of certain existing public utility easements within the property generally located east of the southeast corner of Main Street and 48th Avenue S.W.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Request to Close Public Easements w Exhibits](#)
 [Letters of Non-Objection from Utilities](#)

- 9d** [PP-1718-10](#) Consideration of a Preliminary Plat submitted by Grace Living Center-Norman (SMC Consulting Engineers, P.C.) for GRACE LIVING CENTER, A Planned Unit Development for property generally located south and east of the intersection of Main Street and 48th Avenue S.W.

Action Needed: *Recommend adoption, or rejection, of Resolution No. R-1718-95, Ordinance Nos. O-1718-40 and O-1718-41, and PP-1718-10, the Preliminary Plat for GRACE LIVING CENTER, A Planned Unit Development, to City Council.*

Attachments: [Location Map](#)
 [Preliminary Plat](#)
 [Staff Report](#)
 [Transportation Impacts](#)
 [Preliminary Site Plan](#)
 [Pre-Development Summary](#)
 [Greenbelt Commission Comments](#)

The Gardens

- 10a** [R-1718-84](#) C&P OK Investments, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation and Commercial Designation to Low Density Residential Designation, Commercial Designation, and Office Designation, and amend the designation of 48th Avenue S.E. adjacent to the property, from a Principal Rural Arterial to a Minor Urban Arterial, for approximately 148.3 acres of property generally located at the northeast corner of 48th Avenue S.E. and State Highway 9.

Attachments: [2025 Map](#)
 [Staff Report](#)

- 10b** [O-1718-34](#) C&P OK Investments, L.L.C. requests rezoning from A-2, Rural Agricultural District, and TC, Tourist Commercial District, to PUD, Planned Unit Development, for approximately 148.3 acres of property generally located at the northeast corner of 48th Avenue N.E. and State Highway 9.

Attachments: [Location Map](#)
 [Staff Report](#)
 [PUD Narrative](#)

- 10c** [PP-1718-7](#) Consideration of a Preliminary Plat submitted by C&P OK Investment, L.L.C. (SMC Consulting Engineers, P.C.) for THE GARDENS, A Planned Unit Development, for approximately 148.3 acres of property generally located at the northeast corner of 48th Avenue N.E. and State Highway 9.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1718-84, Ordinance No. O-1718-34, and PP-1718-7, the Preliminary Plat for THE GARDENS, A Planned Unit Development, to City Council.

Attachments: [Location Map](#)
[The Gardens Preliminary Plat](#)
[Staff Report](#)
[Transportation Impacts](#)
[The Gardens Preliminary Site Plan](#)
[The Gardens Typical Lot Site Plan](#)
[The Gardens Phasing & Oil Well Site Plan](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)
[2-8-18 PC Minutes - Postponements](#)

Postponements

- 11** [O-1718-35](#) 750 Imhoff, L.L.C. requests rezoning from RM-6, Medium Density Apartment District, to SPUD, Simple Planned Unit Development, for property located at 750 E. Imhoff Road.

Action Needed: Postpone Ordinance No. O-1718-35 to the April 12, 2018 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo March](#)
[Request for Postponement](#)
[2-8-18 PC Minutes - Postponements](#)

INFORMATION ONLY - No Action Needed

O-1718-6 Sylvia Bruce requests Special Use for a Recreational Camp for property currently zoned A-2, Rural Agricultural District, located at 10209 Clinkenbeard Road.

This item has been withdrawn by the applicant. No action is necessary.

Attachments: Location Map
Withdrawal of Application
1-11-18 PC Minutes - Postponements

12 **MISCELLANEOUS COMMENTS**

13 **ADJOURNMENT**