



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final-revised

Planning Commission

Thursday, May 10, 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.

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PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

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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 4 on the Consent Docket and approve by one unanimous vote.

2 [TMP-122](#) Approval of the April 12, 2018 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the April 12, 2018 Planning Commission Regular Session as presented, or as amended.

- 3 [COS-1718-4](#) Consideration of a Norman Rural Certificate of Survey submitted by Jenny Fullwood and Kendra Draper (Lemke Land Surveying, L.L.C.) for FULLWOOD/DRAPER ACRES for property generally located 664' north of East Tecumseh Road on the west side of 113th Avenue N.E. (Private Road).

Action Needed: Recommend approval, or rejection, of COS-1718-4, the Norman Rural Certificate of Survey for FULLWOOD/DRAPER ACRES, to City Council.

Attachments: [Location Map](#)

[Fullwood-Draper Acres COS](#)

[Staff Report](#)

[Greenbelt Commission Comments](#)

- 4 [GID-1718-10](#) Nathan Kienholz requests consideration of a Site Plan Amendment to locate a snow cone stand in the Homeland parking lot at 2600 W. Robinson Street.

Action Needed: Recommend approval, or rejection, of the Site Plan Amendment GID-1718-100 to City Council.

Attachments: [Location Map](#)

[Staff Report](#)

[Photo 1](#)

[Photo 2](#)

[Photo 3](#)

[Proposed Location](#)

[Site Plan](#)

[Restrooms Permission](#)

[ONG Easement](#)

- 4a [O-1718-15](#) University North Park, L.L.C. requests amendment of the Planned Unit Development established by Ordinance No. O-0203-2, and amended by Ordinance No. O-0607-13, to allow development of up to 50 net acres north of Rock Creek Road for commercial uses, including approximately 150,000 square feet of entertainment/restaurant uses, for property generally located north of Rock Creek Road, south of Tecumseh Road, east of I-35, and west of Westheimer Airport.

Action Needed: Postpone Ordinance No. O-1718-15 to the June 14, 2018 Planning Commission agenda.

Attachments: [Location Map](#)

[4-12-18 PC Minutes - UNP Postponement](#)

NON-CONSENT ITEMS

Southridge Historic District Expansion

- 5 [O-1718-48](#) Paul Johnston, et al. request expansion of the Southridge Historic District to include property generally bounded by the BNSF Railroad tracks on the west, Brooks Street on the south, Classen Boulevard on the east, but including the park on the east side of Classen Boulevard south of Okmulgee Street, and with 1310 Classen Boulevard as the northern boundary.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-48 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Map "A"](#)
[Map "B"](#)
[Map "C"](#)
[Signatures in Support](#)
[Southridge Historic Neighborhood Letter](#)

Brick House Dental Clinic Expansion

- 6a [R-1718-108](#) Zach Moffitt, D.D.S. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation for property generally located at 201 South Berry Road.

Attachments: [2025 Map](#)
[Staff Report](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

- 6b** [O-1718-49](#) Zach Moffitt, D.D.S. requests rezoning from R-2, Two-Family Dwelling District with Permissive Use for a Doctor/Dental Office, and R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for property generally located at 201 South Berry Road.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1718-108 and Ordinance No. O-1718-49 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Brick House SPUD](#)
[Exhibit A - Site Plan](#)
[Exhibit B - Existing Site Survey](#)
[Exhibit C - Open Space Plan](#)

Tecumseh Road Business Park PUD Amendment

- 7a** [R-1718-109](#) Tecumseh Road Business Park, L.L.C. and G&G Development, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Mixed Use Designation for property located at 2200, 2231, 2251 and 2271 Tecumseh Drive.

Attachments: [2025 Map](#)
[Staff Report](#)
[Pre-Development Summary](#)
[Greenbelt Commission Comments](#)

- 7b** [O-1718-50](#) Tecumseh Road Business Park, L.L.C. and G&G Development, L.L.C. request amendment of the PUD, Planned Unit Development, established by O-9899-35, to allow mixed uses of Commercial and Light Industrial for property located at 2200, 2231, 2251 and 2271 Tecumseh Drive.

Action Needed: Recommend adoption, or rejection, of Resolution No. R-1718-109 and Ordinance No. O-1718-50 to City Council.

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

Zoning Ordinance Amendments

- 8 [O-1718-47](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 421.5, R-2, TWO-FAMILY DWELLING DISTRICT; 422.1, RM-2, LOW DENSITY APARTMENT DISTRICT; 422.3, RM-6, MEDIUM DENSITY APARTMENT DISTRICT; 422.5, R-3, MULTI-FAMILY DWELLING DISTRICT; 422.7, RO, RESIDENCE-OFFICE DISTRICT; 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO REQUIRE SPRINKLING OF DUPLEX UNITS WITHIN THE CENTRAL CORE AREA OF NORMAN HAVING FOUR OR MORE BEDROOMS PER UNIT, AND AMENDING SECTION 450, DEFINITIONS, TO ADD THE DEFINITION OF BEDROOM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-47 to City Council.

Attachments: [Staff Report](#)

[Exhibit A - Core Area Map](#)

[O-1718-47 Sprinkling Duplexes](#)

- 9 [O-1718-51](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 423.2, C-1, LOCAL COMMERCIAL DISTRICT; 424.1, C-2, GENERAL COMMERCIAL DISTRICT; 424.3, CR, RURAL COMMERCIAL DISTRICT; AND 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, ALL IN CHAPTER 22 (ZONING ORDINANCE) OF THE CODE OF THE CITY OF NORMAN TO ALLOW FOR THE SALE OF ALCOHOLIC BEVERAGES IN COMPLIANCE WITH STATE LAW IN THEATERS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Postpone Ordinance No. O-1718-51 to the June 14, 2018 Planning Commission meeting.

Attachments: [Postponement Memo May PC](#)

10 **MISCELLANEOUS COMMENTS**

11 **ADJOURNMENT**