



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or 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 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

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Thursday, December 12, 2019

6:30 PM

City Hall

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*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 No. 2 on the Consent Docket and approve by one unanimous vote.*

- 2      [TMP-146](#)      Approval of the November 14, 2019 Planning Commission Regular Session Minutes

*Action Needed:*    Approve the minutes of the November 14, 2019 Planning Commission Regular Session as presented, or as amended.

## **NON-CONSENT ITEMS**

### **Ruby Grant Park**

- 3a      [O-1920-28](#)      City of Norman requests rezoning from A-2, Rural Agricultural District, to PL, Park Land, for 147.47 acres of property generally located at the southeast corner of 36th Avenue N.W. and Franklin Road.

*Attachments:*    [12 - RubyGrant\\_Location](#)  
[Staff Report - Ruby Grant Park](#)  
[Ruby Grant Site Plans](#)  
[Pre-Development Summary](#)

- 3b      [PP-1920-9](#)      Consideration of a Preliminary Plat submitted by the City of Norman (Wallace Engineering) for RUBY GRANT PARK for 147.47 acres of property generally located at the southeast corner of 36th Avenue N.W. and Franklin Road.

*Action Needed:*    Recommend adoption, or rejection, of Ordinance No. O-1920-28 and PP-1920-9, the Preliminary Plat for RUBY GRANT PARK, to City Council.

*Attachments:*    [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Ruby Grant Site Plans](#)  
[Pre-Development Summary](#)

### **North Base Complex**

- 4a      [R-1920-67](#)      City of Norman requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Industrial Designation to Institutional Designation for 11.87 acres of property generally located between Flood Avenue and Goddard Avenue.

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

- 4b**      [O-1920-29](#)      City of Norman requests rezoning from A-2, Rural Agricultural District, to I-1, Light Industrial District with Special Use for Municipal Uses, and with a variance to the Exterior Appearance requirements, exemption from Landscaping requirements, and a variance for Off-Street Parking requirements, for 25.87 acres of property generally located between Flood Avenue and Goddard Avenue.

**Attachments:** [Location Map](#)

[Staff Report](#)

[Preliminary Development Plan](#)

- 4c**      [PP-1920-8](#)      Consideration of a Preliminary Plat submitted by the City of Norman (Johnson & Associates) for CITY OF NORMAN - NORTH BASE COMPLEX for 25.87 acres of property generally located between Flood Avenue and Goddard Avenue.

*Action Needed: Recommend adoption, or rejection, of Resolution No. R-1920-67, Ordinance No. O-1920-29, and PP-1920-8, the Preliminary Plat for CITY OF NORMAN - NORTH BASE COMPLEX, to City Council.*

**Attachments:** [Location Map](#)

[Preliminary Plat - North Base Complex 12-5-19](#)

[Staff Report - Prelim Plat](#)

[Preliminary Development Plan 12-5-19](#)

[Pre-Development Summary](#)

### **Simple Planned Unit Development**

- 5a**      [R-1920-23](#)      TJ Food & Fuel, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Mixed Use Designation for 7,000 square feet of property located at 765 Jenkins Avenue.

***The applicant has withdrawn their application. No action is required.***

**Attachments:** [Postponement Memo](#)

- 5b**      [O-1920-12](#)      TJ Food & Fuel, L.L.C. requests rezoning from R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for 7,000 square feet of property located at 765 Jenkins Avenue.

***The applicant has withdrawn their application. No action is required.***

**Attachments:** [Withdrawal Memo](#)

- 5c [O-1920-21](#) TJ Food & Fuel, L.L.C. requests closure and vacation of the platted front building line for 7,000 square feet of property located at 765 Jenkins Avenue.

***The applicant has withdrawn their application. No action is required.***

**Attachments:** [Location Map](#)

[Withdrawal Memo](#)

[Email Requesting Withdrawal](#)

[11-14-19 PC Minutes - Postponements](#)

### **Medical Marijuana Special Use**

- 6 [O-1920-9](#) Keiser and Atidah Holbird request Special Use for “one and only one of the specific uses permitted in the M-1, Restricted Industrial District” (22:420.3(3) (g)) to allow a Medical Marijuana Commercial Grower, as allowed by state law, for 2.4 acres of property currently zoned RE, Residential Estates District, and located at 13607 Roka Circle.

**Action Needed:** *Postpone Ordinance No. O-1920-9 to the January 9, 2020 Planning Commission meeting at the request of the applicant.*

**Attachments:** [Location Map](#)

[Holbird Postponement Memo](#)

[11-26-19 Request to Postpone](#)

[11-14-19 PC Minutes - Postponements](#)

### **Build Line Closure**

- 7 [O-1920-26](#) David Box, on behalf of Chick-fil-A, Inc., requests closure and vacation of the platted 50' front building line for property located at 2437 W. Main Street (Lot 1, Block 1, NORMAN CENTER NORTH ADDITION).

**Action Needed:** *Recommend adoption, or rejection, of Ordinance No. O-1920-26 to City Council.*

**Attachments:** [Location Map](#)

[Staff Report](#)

[Request for Vacation of Building Line](#)

### **Simple Planned Unit Development**

- 8      [O-1920-25](#)      Victor Gno (on behalf of Zach Adair, landlord) requests rezoning from C-3, Intensive Commercial District, to SPUD, Simple Planned Unit Development, for approximately 7,000 square feet of property located at 327 East Comanche Street.

***The applicant has withdrawn this item. No action is necessary. It appears on the agenda because it has been advertised for this meeting.***

***Attachments:*** [Location Map](#)  
[Withdrawal Memo](#)  
[Email Requesting Withdrawal](#)

### **Simple Planned Unit Development for Residential**

- 9a      [O-1920-30](#)      D.C. Floyd & Associates, P.L.L.C., on behalf of Savannah, Inc. and Carol Raper Smith, requests closure of four (4) areas of right-of-way generally located south of East Boyd Street between 12th Avenue S.E. and Jami Drive.

***Attachments:*** [Location Map](#)  
[Staff Report](#)  
[Request to Close Public Easement](#)

- 9b      [O-1920-27](#)      Woods Row, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 4.71 acres of property generally located near the southwest corner of East Boyd Street and 12th Avenue S.E.

***Attachments:*** [Location Map](#)  
[Staff Report](#)  
[Boyd Street Commons SPUD Narrative - Final 12-4-19 lh](#)  
[Preliminary Site Plan](#)  
[Open Space Diagram](#)  
[Pre-Development Summary](#)

- 9c [PP-1920-7](#) Consideration of a Preliminary Plat submitted by Woods Row, L.L.C. (SMC Consulting Engineers, P.C.) for BOYD STREET COMMONS for approximately 4.71 acres of property generally located near the southwest corner of East Boyd Street and 12th Avenue S.E.

*Action Needed: Recommend adoption, or rejection of Ordinance No. O-1920-27, Ordinance No. O-1920-30, and PP-1920-7, the Preliminary Plat for BOYD STREET COMMONS, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Preliminary Site Plan](#)  
[Pre-Development Summary](#)

10 **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

11 **ADJOURNMENT**