



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Final

Planning Commission

Thursday, February 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.

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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 and 3 on the Consent Docket and approve by one unanimous vote.

2 [TMP-119](#)

Approval of the January 11, 2018 Planning Commission Regular Session Minutes

Action Needed: Approve the minutes of the January 11, 2018 Planning Commission Regular Session as presented, or as amended.

- 3 [SFP-1718-4](#) Consideration of a Short Form Plat submitted by Baptist Collegiate Ministries (Huitt-Zollars) for BAPTIST COLLEGIATE MINISTRIES for property generally located at the southeast corner of Elm Avenue and Elmwood Street.

Action Needed: Approve, or disapprove, the Short Form Plat for BAPTIST COLLEGIATE MINISTRIES.

Attachments: [Location Map](#)

[Short Form Plat SFP-1718-4](#)

[Staff Report - SFP-1718-4](#)

[Site Plan - SFP-1718-4](#)

ITEMS FOR POSTPONEMENT

- 4 [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 April 12, 2018 Planning Commission agenda.

Attachments: [Location Map](#)

[UNP Postponement Memo February jh](#)

[Request for Postponement 1-18](#)

[1-11-18 PC Minutes - Postponements](#)

- 5 [O-1617-29](#) University North Park Professional Center Lot 1, Block 1 requests amendment of the existing PUD established by Ordinance No. O-0203-2 (as amended by O-0506-9, O-0607-13 and O-1415-45) to generally allow for C-1 commercial uses at the southeast corner of 24th Avenue N.W. and Tecumseh Road.

Action Needed: Postpone Ordinance No. O-1617-29 to the July 12, 2018 Planning Commission meeting, at the request of the applicant.

Attachments: [Location Map](#)

[Postponement Memo 2-8-18](#)

[Request for Postponement 1-18](#)

[12-14-17 PC Minutes - Postponements](#)

- 6a** [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 Principal Urban Arterial, for approximately 148.3 acres of property generally located at the northeast corner of 48th Avenue S.E. and State Highway 9.

Action Needed: Postpone Resolution No. R-1718-84 to the March 8, 2018 Planning Commission meeting.

- 6b** [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.

Action Needed: Postpone Ordinance No. O-1718-34 to the March 8, 2018 Planning Commission meeting.

- 6c** [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: Postpone 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 the March 8, 2018 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo 2-8-18](#)
[Request for Postponement 1-18](#)

- 7** [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 March 8, 2018 Planning Commission meeting.

Attachments: [Location Map](#)
[Postponement Memo 2-8-18 jh](#)
[Request for Postponement 2-1-18](#)

NON-CONSENT ITEMS

Rezoning to C-2, General Commercial District

- 8 [O-1718-32](#) Factory Management, L.L.C. requests rezoning from PUD, Planned Unit Development (O-0304-13), to C-2, General Commercial District, for approximately 0.885 acres of property located at 2735 Classen Boulevard, generally located at the northeast corner of Classen Boulevard and Imhoff Road.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-32 to City Council.

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

Special Use for a School

- 9 [O-1718-33](#) Church of the Nazarene of Norman requests Special Use for a School Offering General Education, for property currently zoned R-1, Single Family Dwelling District with Special Use for a Church, and located at 1801 N. Porter Avenue.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-33 to City Council.

Attachments: [Location Map](#)
 [Staff Report](#)
 [Site - Aerial Photo](#)
 [Site Development Map](#)
 [SU Exterior Appearance Variance 1-26-16](#)
 [Pre-Development Summary](#)

Hollywood Corners Station

- [O-1718-9](#) Hollywood Corners Station, L.L.C. requests rezoning from A-2, Rural Agricultural District, to TC, Tourist Commercial District with Special Use for a Live Entertainment Venue and Special Use for a Nightclub or Tavern for approximately 2.38 acres of property located at the southwest corner of Porter Avenue and Franklin Road (4712 N. Porter Avenue).

This item has been WITHDRAWN by the applicant. No action is required.

Attachments: [Location Map](#)
 [Withdrawal of Application 1-18](#)
 [1-11-18 PC Minutes - Postponements](#)

- 10a** [R-1718-25](#) Hollywood Corners Station, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Commercial Designation for approximately 2.38 acres of property located at the southwest corner of Porter Avenue and Franklin Road (4712 N. Porter Avenue).

Attachments: [Staff Report - 2025](#)
 [1-11-18 PC Minutes - Postponements](#)

- 10b** [O-1718-31](#) Hollywood Corners Station, L.L.C. requests rezoning from A-2, Rural Agricultural District, to SPUD, Simple Planned Unit Development, for approximately 2.38 acres of property located at the southwest corner of Porter Avenue and Franklin Road (4712 N. Porter Avenue).

Action Needed: *Recommend adoption, or rejection, of Resolution No. R-1718-25 and Ordinance No. O-1718-31 to City Council.*

Attachments: [Location Map](#)
 [Staff Report - SPUD Zoning](#)
 [Hollywood Corners SPUD Narrative](#)
 [Pre-Development Summary - 12-18](#)

Zoning Code Amendments

- 11** [O-1718-36](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD "TINY HOUSES" AS A SPECIAL USE IN THE A-1, A-2 AND RE ZONING DISTRICTS AND ESTABLISHING REGULATIONS FOR THE USE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: *Recommend adoption, or rejection, of Ordinance No. O-1718-36 to City Council.*

Attachments: [Staff Report](#)
 [Ordinance No. 1718-36](#)

- 12 [O-1718-38](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD "AGRI-WEDDING VENUES" AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS AND ESTABLISHING REGULATIONS FOR THE USE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption, or rejection, of Ordinance No. O-1718-38 to City Council.

Attachments: [Staff Report](#)

[Ordinance No. O-1718-38](#)

- 13 **MISCELLANEOUS COMMENTS**

- 14 **ADJOURNMENT**