



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

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Thursday, April 13, 2017

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 Nos. 2 through 5 on the Consent Docket and approve by one unanimous vote.*

#### 2 [TMP-102](#) Approval of the March 9, 2017 Planning Commission Regular Session Minutes.

*Action Needed: Approve the minutes of the March 9, 2017 Planning Commission Regular Session as presented, or as amended.*

- 3      [COS-1617-6](#)      Consideration of a Norman Rural Certificate of Survey submitted by Dave Price (Huitt Zollars) for PRICE FAMILY FARM for property generally located at 60th Avenue N.E. and Tecumseh Road.

*Action Needed:*      *Recommend adoption or rejection of COS-1617-6 to City Council.*

*Attachments:*      [Location Map](#)

[Certificate of Survey](#)

[Staff Report](#)

[Greenbelt Commission Comments](#)

- 4      [SFP-1617-3](#)      Consideration of a Short Form Plat submitted by Mitchell Investments, L.L.C. (Commercial Land Surveys) for BIG O TIRES & FAMILY DOLLAR for property located at 1481 and 1485 East Alameda Street.

*Action Needed:*      *Approve or reject SFP-1617-3, the Short Form Plat for BIG O TIRES & FAMILY DOLLAR.*

*Attachments:*      [Location Map](#)

[Short Form Plat](#)

[Staff Report](#)

[Site Plan](#)

- 5      [GID-1617-58](#)      Shawn Krisher requests amendment of the site plan for property located at 1100 E. Constitution Street to add an ice and water kiosk in the parking lot.

*Action Needed:*      *Recommend adoption or rejection of this site plan amendment to City Council.*

*Attachments:*      [Location Map](#)

[Staff Report](#)

[Site Plan](#)

[Sign Permit](#)

### **Withdrawn Applications**

- 6a      **R-1617-60**      Wally G. Kerr requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Medium Density Residential Designation to Commercial Designation for 0.73 acres of property located at 801 36th Avenue N.W.

*This application has been withdrawn by the applicant.*

- 6b**      **O-1617-32**      Wally G. Kerr requests rezoning from RM-2, Low Density Apartment District, to PUD, Planned Unit Development, for 0.73 acres of property located at 801 36th Avenue N.W.

***This application has been withdrawn by the applicant. No action is needed. This appears on the agenda because it was previously advertised and postponed to this date.***

## **NON-CONSENT ITEMS**

### **Applications for Postponement**

- 7a**      [R-1617-73](#)      Matthew and Laura Flies request amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for 0.923 acres of property located at 4751 24th Avenue N.W.

- 7b**      [O-1617-28](#)      Matthew and Laura Flies request rezoning from A-2, Rural Agricultural District, to C-2, General Commercial District, for 0.923 acres of property located at 4751 24th Avenue N.W.

**Attachments:** [3-9-17 PC Minutes - Postponements](#)

- 7c**      [PP-1617-7](#)      Consideration of a Preliminary Plat submitted by Matthew and Laura Flies (D5 Architecture) for WHITETAIL MERCANTILE for 0.923 acres of property located at 4751 24th Avenue N.W.

***Action Needed:** Postpone Resolution No. R-1617-73, Ordinance No. O-1617-28, and PP-1617-7, the Preliminary Plat for WHITETAIL MERCANTILE, to the May 11, 2017 Planning Commission meeting.*

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

[Postponement Memo 4-13-17](#)

[3-9-17 PC Minutes - Postponements](#)

[2-9-17 PC Minutes - Postponement](#)

- 8      [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 May 11, 2017 Planning Commission agenda.

**Attachments:**    [Location Map](#)

[Postponement Memo 4-13-17](#)

[Request for Postponement 4-4-17](#)

[3-9-17 PC Minutes - Postponements](#)

### **Flood Plain Ordinance Amendment**

- 9      [O-1617-34](#)      AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1(3) AND CLARIFYING THE PROCESS FOR AMENDMENTS TO DISTRICT BOUNDARIES BASED ON APPROVAL BY FEMA OF LETTERS OF MAP CHANGE INCLUDING LETTERS OF MAP REVISION; SECTION 429.1(4) TO CLARIFY WHEN A FLOODPLAIN PERMIT IS REQUIRED AND WHEN COUNCIL APPROVAL IS REQUIRED; AND REMOVING REDUNDANT LANGUAGE RELATED TO SUBDIVISION STANDARDS, ALL IN CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

*Action Needed:*    Recommend adoption or rejection of Ordinance No. O-1617-34 to City Council.

**Attachments:**    [Staff Report](#)

[O-1617-34 Floodplain Amendments](#)

### **Zoning Code Amendment**

- 10      [O-1617-31](#)      AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE RE, O-1, CO, C-1, C-2, CR, C-3, I-1 AND M-1 ZONING DISTRICTS; TO REMOVE "MUNICIPAL USE, PUBLIC SERVICE OR UTILITY USE" FROM THE PERMITTED USES IN THE A-1 AND A-2 ZONING DISTRICTS AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS; TO REMOVE "MUNICIPAL OR PUBLIC USE" FROM THE PERMITTED USES IN THE MUD ZONING DISTRICT AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE MUD ZONING DISTRICT; TO REMOVE "MUNICIPAL USE" FROM THE PERMITTED USES IN THE TC ZONING DISTRICT AND ADD "MUNICIPAL USE, PUBLIC BUILDINGS AND PUBLIC UTILITY" AS A SPECIAL USE IN THE TC ZONING DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

*Action Needed:*      Recommend adoption or rejection of Ordinance No. O-1617-31 to City Council.

*Attachments:*      [Staff Report](#)

[O-1617-31 - Municipal Uses - Annotated](#)

[3-9-17 PC Minutes - Postponements](#)

11      **MISCELLANEOUS COMMENTS**

12      **ADJOURNMENT**