



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final

### Planning Commission

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Thursday, February 9, 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 and 3 on the Consent Docket and approve by one unanimous vote.*

#### 2 TMP-100 Approval of the January 12, 2017 Planning Commission Regular Session Minutes

*Action Needed: Approve the minutes as presented, or as amended.*

- 3      [COS-1617-3](#)      Consideration of a Norman Rural Certificate of Survey submitted by Chad Bias (Timothy G. Pollard) for KIMBERS ACRES generally located at the northwest corner of Indian Hills Road and 81st Avenue (7915 E. Indian Hills Road).

*Action Needed:*      *Recommend adoption or rejection of COS-1617-3 to City Council.*

*Attachments:*      [Location Map](#)  
                                 [Staff Report](#)  
                                 [Certificate of Survey](#)  
                                 [Greenbelt Commission Comments](#)

### **NON-CONSENT ITEMS**

4      **Rezoning & Special Use**

- 4      [O-1617-27](#)      Life.Church Norman requests rezoning from A-2, Rural Agricultural District, to I-1, Light Industrial District, and Special Use for a Church, Temple or other Place of Worship for property located at 1500 E. Imhoff Road.

*Action Needed:*      *Recommend adoption, or rejection, of Ordinance No. O-1617-27 to City Council.*

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

5      **University North Park PUD Amendment**

- 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:*      *Recommend adoption, or rejection, of Ordinance No. O-1617-29 to City Council.*

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

6      **NORMAN 2025, Rezoning, Preliminary Plat**

- 6a**     [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.
- 6b**     [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.
- 6c**     [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 March 9, 2017 Planning Commission meeting.

**Attachments:**     [Location Map](#)  
                              [Postponement Memo 2-1-17](#)  
                              [Postponement Request 2-1-17](#)

**7**            **NORMAN 2025, Rezoning**

- 7a**     [R-1617-74](#)     Dr. Meghan Scears requests amendment of the NORMAN 2025 Land Use and Transportation Plan to remove the Special Enterprise Area from the Country Residential Designation for property located at 3900 E. Robinson Street.

**Attachments:**     [2025 Map](#)  
                              [Staff Report](#)  
                              [Greenbelt Commission Comments](#)

- 7b**     [O-1617-30](#)     Dr. Meghan Scears/Living Hope Eating Disorder Treatment Center, P.L.L.C. requests rezoning from PUD, Planned Unit Development, to a new PUD, Planned Unit Development, for property located at 3900 E. Robinson Street.

*Action Needed:*     Recommend adoption, or rejection, of Resolution No. R-1617-74 and Ordinance No. O-1617-30 to City Council.

**Attachments:**     [Location Map](#)  
                              [Staff Report](#)  
                              [PUD Narrative](#)  
                              [Living Hope Site Plan](#)  
                              [Pre-Development Summary](#)

**8**            **Zoning Code Amendment**

- 8      [O-1617-31](#)      AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CITY CODE 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, M-1 AND MUD 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 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:* Postpone Ordinance No. O-1617-31 to the March 9, 2017 Planning Commission meeting.

*Attachments:* [Municipal Uses Postponement](#)

9      **MISCELLANEOUS COMMENTS**

10     **ADJOURNMENT**